

Symonds
& Sampson

Broughtons Barn

Ilford Lane, Ilford, Ilminster, Somerset

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Ilford Lane
Ilford
Ilminster
Somerset TA19 9EB

Enjoying privacy, beautiful countryside views and an abundance of space both inside and out, this individual barn conversion delivers the very best of exceptional balance of character, comfort and countryside lifestyle.



- Spacious barn conversion
- Rural, yet accessible location in small hamlet
 - Excellent privacy
- Ideal for a family or multi-generational living
 - Set in 1.39 acres (0.56 hectares)
 - Range of use outbuildings

Guide Price **£950,000**

Freehold

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THE PROPERTY

Set within an idyllic countryside hamlet, peacefully removed from passing traffic yet conveniently positioned just a short drive from excellent local amenities and superb road connections, this exceptional home offers the perfect balance of privacy and accessibility.

Originally converted approximately 25 years ago from an attractive collection of single and double-storey farm buildings, the property now provides beautifully proportioned and highly versatile accommodation. The design effortlessly blends generous open-plan living spaces, ideal for modern family life and entertaining, with the flexibility for single-level living if desired, making it perfectly suited to multi-generational living or those accommodating dependent relatives.

The property is further complemented by an extensive range of outbuildings, offering exciting potential for a variety of uses. These could be adapted to create additional annex accommodation (subject to planning permission) or serve as valuable space for hobbies, workshops, storage, or other lifestyle pursuits. Set within impressive grounds of approximately 1.39 acres (0.56 hectares), the land provides a blank canvas for gardening enthusiasts to bring their own vision to life, or it could be easily divided into traditional paddocks for those wishing to keep animals (subject to any required consents). At present, the gardens are ideal for busy families, offering plenty of space to play, while remaining easy to maintain.





ACCOMMODATION

One of the most striking features often associated with barn conversions is a double-height, vaulted living space, and this property certainly delivers. At the heart of the home, the main living room offers a true “wow factor,” bathed in natural light from both the east and west. French doors on either side allow the space to seamlessly open onto the gardens and sunny courtyard during warmer months. In winter, the wood-burning stove provides a cosy glow, complemented by underfloor heating throughout the ground floor, while the exposed timber beams add to the sense of warmth and character. A beautiful mezzanine on the first floor creates the perfect spot to enjoy a morning coffee and newspaper, with generous picture windows framing views of the surrounding countryside. Those who work from home will appreciate the spacious first-floor office, fitted with “his and hers” desks and storage; this room also offers the flexibility to be used as a fifth bedroom or a snug for older children.

Most of the accommodation is situated on the ground floor, including a generous open-plan kitchen that exudes a farmhouse feel. There is ample space for a large dining or breakfast table, though the adjoining dining room can be used for more formal occasions, offering versatility. With windows on multiple sides and a partially vaulted ceiling, the kitchen is bright and airy throughout the day. It currently features an integrated LPG gas hob and combination microwave/convection oven, alongside the traditional LPG AGA, creating the quintessential “heart of the home.” Originally designed as a walk-in pantry, the boiler room provides convenient extra storage and space to air damp clothing after a busy day outside or a long dog walk. Beyond this is a separate utility room with space for additional appliances and a downstairs cloakroom, perfectly positioned for garden access.

The bedrooms are located in the southern wing, with French doors from the hall opening directly onto the garden—a spot the current owners suggest would be perfect for a hot tub. The master bedroom is spacious and enjoys its own

modern en suite facilities. There are three further generously sized bedrooms and a stylish family bathroom, which includes both a double shower cubicle and a separate bath, finished with elegant travertine tiling.

OUTSIDE

The sweeping gravel driveway and sun-filled front courtyard evoke a distinctly French charm, offering ample parking for the family and visiting friends. A selection of outbuildings enhances privacy from the lane while providing extensive storage, including a spacious former boat shed—easily adaptable as a double tandem garage or workshop—along with a double carport and an additional garden store. Rear garden access is through a large timber gate, with an enclosed side area concealing the LPG gas tank and offering a practical spot for recycling bins close to the utility room. An outdoor tap adds further convenience.

The expansive, lawned gardens feature two mature apple trees, adorned with



clematis and climbing roses—a nod to the property's heritage as a former orchard. A generous timber gazebo provides an ideal setting for summer barbecues while enjoying the picturesque views.

SITUATION

Ilford is a small rural hamlet set in a peaceful location away from busy roads, situated between the village of Ilton and the nearby villages of Puckington and Stocklinch. Ilford is located approximately 1 mile from the larger village of Ilton which offers a number of local facilities, including a pre-school and primary school, a cricket club, public house, and well supported village hall. Just 2 miles to the north-east lies the picturesque village of Barrington, known for the impressive Barrington Court, managed by the National Trust, as well as its workshops and popular village pub. Ilford is easily reached via routes from Ilminster or Puckington, as well as from the A358 road making it well positioned for transport links, with the A358 providing convenient access to the A303 road, A30 road and the M5 motorway.

Ilford is only a short drive from the pretty market town of Ilminster, which provides a good range of everyday amenities, including quirky independent shops, cafés and supermarkets, award-winning butcher, deli and dairy shop alongside high street names such as Tesco and Boots.

The county town of Taunton, approximately 9 miles away, provides a wide range of shopping, leisure and educational facilities, along with a mainline railway station offering services to London Paddington. The towns of Yeovil and Crewkerne are also within a similar distance; Crewkerne includes a Waitrose & Partners supermarket who deliver locally and both towns have mainline railway stations with services to London Waterloo.

DIRECTIONS

What3words/////plantings.racks.stable



SERVICES

Mains electricity and water are connected. LPG gas central heating. Private drainage via private sewage treatment plant.

Superfast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for more information.

MATERIAL INFORMATION

Somerset Council Tax Band G

Please note that the property appears as "Broughtons Farm" in some council / utility company records however the official postal address is "Broughtons Barn".

Energy Efficiency Rating		Current	Potential
Very energy efficient (lower running costs)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Needs improvement	E	48	58
Low energy efficiency (higher running costs)	F		
Very low energy efficiency (very high running costs)	G		
England & Wales		EU Directive 2002/91/EC	

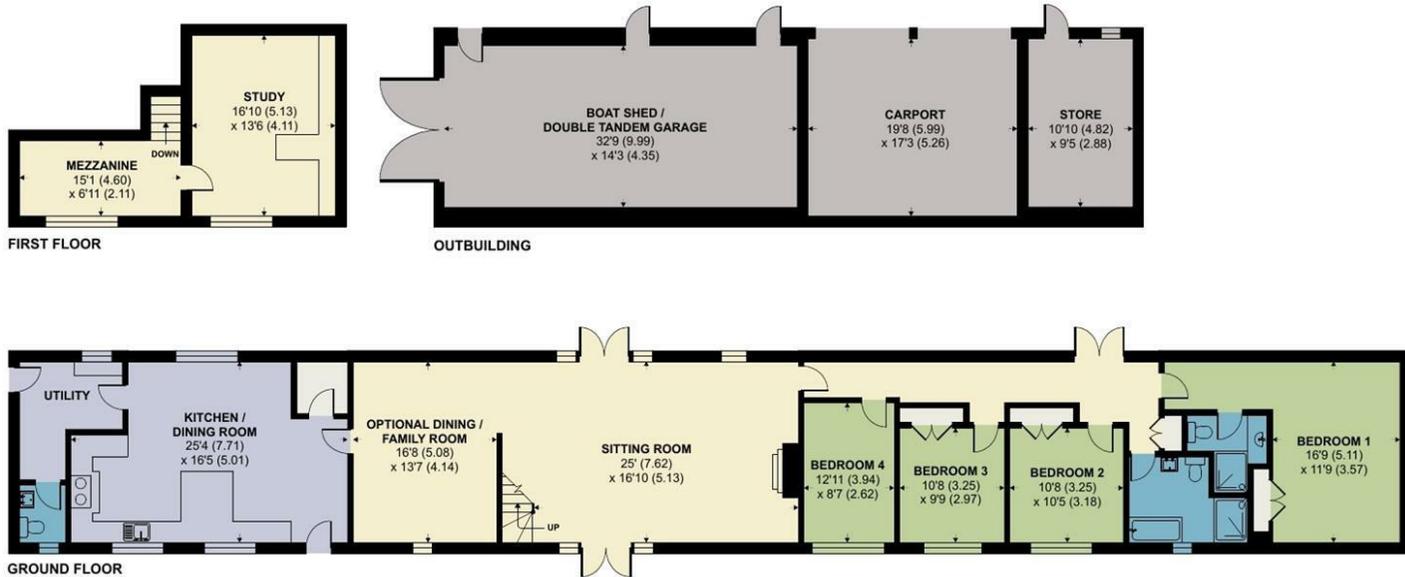
Broughtons Barn Ilford, Ilminster

Approximate Area = 2538 sq ft / 235.8 sq m

Outbuilding = 651 sq ft / 60.4 sq m

Total = 3189 sq ft / 296.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Symonds & Sampson. REF: 1429738



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