



## CROSS COTTAGE SEAVINGTON

Ilminster, TA19 0QE

Price Guide £265,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A charming double-fronted stone cottage that has been thoughtfully refurbished in recent years, blending period character with modern comfort. Improvements include attractive oak flooring, a refitted kitchen and a fresh, neutral décor throughout, creating a home that is ready to move straight into while still offering purchasers the opportunity to personalise and style the interiors to their own taste.

The accommodation centres around a characterful sitting/dining room featuring exposed beams and an impressive inglenook fireplace with wood-burning stove, creating a warm and welcoming focal point. The kitchen has been tastefully updated, a well presented bathroom, while upstairs are two comfortable double bedrooms. Outside, the property benefits from an enclosed rear garden and occupies a sought-after village setting. Offered for sale with no onward chain.

## Situation

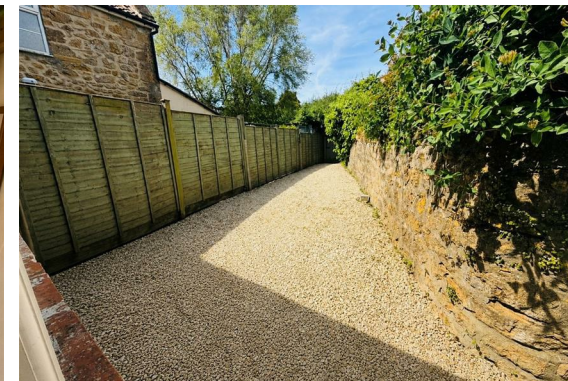
Seavington is an attractive village made up of two small parishes, Seavington St Mary and Seavington St Michael, both with their own parish churches and sharing a lovely community shop and café, recreation ground with children's playground, village hall and public house. Ilminster is a Medieval market town which offers a range of shopping including independent shops, butchers, greengrocers, hardware store, antique shops, arts and crafts centre, Tesco, Co-Op and other amenities, together with nurseries and schools. It also has convenient road access to both the M5, to the A303 and a bus service for the Berrys Superfast to London Hammersmith. There are mainline railway stations at Crewkerne 7 miles (London Waterloo) and the county town of Taunton 13 miles (London Paddington).

## The local area

Yeovil, 12.2 miles / Taunton, 16.3 miles / Dorset Coast, 19.7 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

Council Tax Band:  
Tenure: Freehold  
EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Sitting/Dining Room

18'9 × 15'11 (5.72m × 4.85m)

With two windows to the front aspect and window shutters. Inglenook fireplace with woodburning stove, oak flooring, feature beams, wall lights and a modern electric radiator.

## Kitchen

11'2 × 9'0 (3.40m × 2.74m)

With two windows to the rear aspect and a door opening out into the garden. Fitted country style kitchen comprising wall and base units, drawers and butcher block style work surfaces over. Stainless steel sink/drainage, useful large cupboard, space for cooker and under counter fridge. Spotlights and oak flooring.

## Bathroom

With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin, spotlights, heated towel rail and oak flooring.

## Landing

Over stairs storage cupboard, spotlights and access to the loft.

## Bedroom One

10'3 × 10'1 (3.12m × 3.07m)

With dual aspect windows to the front and side, built in wardrobe and a modern electric radiator.

## Bedroom Two

16 × 8'6 (4.88m × 2.59m)

With a window to the front aspect, built in wardrobe and a modern electric wall heater.

## Outside

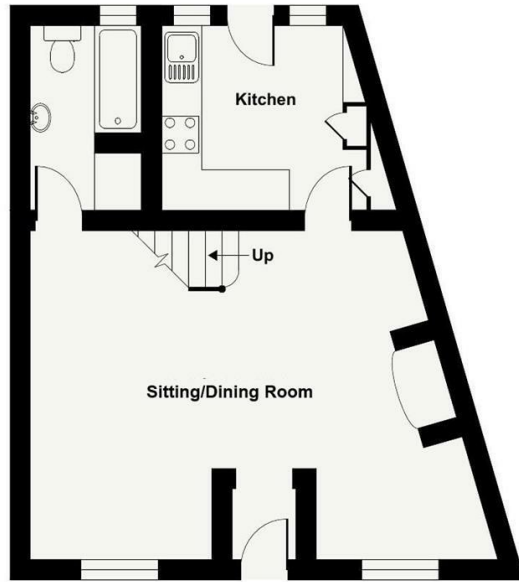
The rear garden is enclosed, mainly laid to shingle for ease of maintenance and a useful small brick store.

## Agents Note

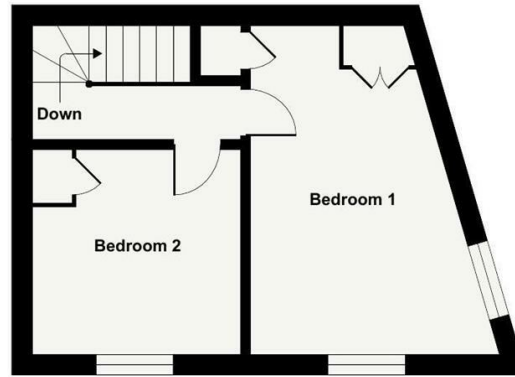
Council Tax Band - C. Mains electricity, water and drainage. The property was re-pointed with lime in 2023. The property has experienced surface water flooding in the last 5 years, due to excessive water and blocked drains/ditches within the village, the drains have now been cleared and the seller has not experienced any problems since. The electrics were last tested in 2024. The property is being sold with no onward chain.

## Cross Cottage Seavington, Iminster, Somerset, TA19 0QE

Approximate Area = 850 sq ft / 79 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

