



Rivermead

Northover, Ilchester, BA22 8LD

George James PROPERTIES  
EST. 2014

# Rivermead

Northover, Ilchester, BA22 8LD

Guide Price - £650,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Rivermead is an impressive detached home set within the highly sought-after village of Ilchester. Offering generous and versatile accommodation, the ground floor comprises a spacious living room, separate dining room, conservatory, kitchen, utility room, a downstairs wet room with underfloor heating, a separate WC, and a useful store room. Upstairs, the property features four well-proportioned bedrooms and a family shower room. Outside, the home is approached via an in-and-out driveway providing ample off-road parking, along with a double garage. To the rear, the property boasts beautifully maintained gardens, all set within an overall plot of approximately 0.6 acres, creating a wonderful sense of space and privacy. While the property would benefit from some internal updating and modernisation, it presents an excellent opportunity to create a superb family home in a desirable location. Offered to the market with no onward chain, early viewing is highly recommended to fully appreciate all that Rivermead has to offer.

## Amenities

The popular village of Ilchester offers a full range of amenities within easy walking distance. These include a petrol station, local shop, pubs and restaurants, church and primary school. A more comprehensive selection of amenities can be found in Yeovil approximately 5 miles to the south.

## Services

TO BE COMPLETED

## what3words

///spine.driveway.greet

## Agents Note

The property enjoys a picturesque setting backing onto the River Yeo with far reaching countryside views. A well-established and effective flood defence wall installed some years ago within the garden has ensured that neither the house nor the formal garden has experienced any recent history of flooding. It should be noted, however, that the rear section of the garden may be subject to flooding during periods of extreme weather conditions and heavy rain.



**Entrance Porch**

With door to hallway.

**Entrance Hallway**

With radiator.

**Living Room** 19' 11" x 14' 4" (6.06m x 4.37m)

With bay window to front, sliding doors to rear, feature gas fireplace, two radiators.

**Dining Room** 13' 3" x 9' 4" (4.04m x 2.85m)

With radiator, serving hatch to kitchen, opening to:

**Conservatory**

With panoramic windows allowing views of the rear garden, door to rear garden.

**Kitchen** 13' 3" x 12' 11" (4.04m x 3.93m)

With window to rear, range of matching wall and base units, two stainless steel sinks with drainer, space for dishwasher, washing machine and fridge/freezer, eye level AGA oven and Grill, Neff hob.

**Utility Room**

With storage cupboards, radiator, door and window to rear garden.

**Wet Room**

With frosted window to rear, underfloor heating, heated towel rail, close coupled WC, sink, shower with rainfall head.

**Store**

With lighting, power, cupboard with underfloor heating controls and door to double garage.

**Study** 12' 11" x 8' 6" (3.94m x 2.59m)

With window to front, radiator.

**WC**

With low level WC, sink, understairs storage cupboard.

**First Floor Landing**

With windows to front and side, radiator.

**Bedroom One** 13' 3" x 13' 1" (4.05m x 3.98m)

With window to rear, radiator, sink.

**Bedroom Two** 14' 6" x 9' 9" (4.41m x 2.98m)

With window to rear, radiator, built in storage.

**Bedroom Three** 14' 4" x 9' 9" (4.38m x 2.96m)

With window to front, radiator, built in storage.

**Bedroom Four** 13' 0" x 8' 6" (3.96m x 2.58m)

With window to front, radiator.

**Bathroom**

With window to rear, radiator, walk in shower, close coupled WC, bidet, sink.



## Outside

### Double Garage 16' 3" x 15' 7" (4.96m x 4.76m)

With lighting, power and electrically operated door. The rear section of the garage has been partitioned to create the store previously mentioned. The measurements shown here are the current dimensions of the remaining garage.

### Front

The property is approached via an in and out driveway consisting of gravel and tarmac, allowing for ample off street parking. This in turn leads to a double garage with electrically operated door. There is a lawned garden with beautifully maturing hedges and trees, with a gate leading through to the rear gardens.

### Rear Garden

The rear garden is a beautifully maintained haven, featuring immaculate lawns, well-stocked borders, and mature trees. Thoughtfully arranged across several sections, the space is connected by a central patio. Each area offers something unique, from open lawns to secluded, private corners ideal for relaxation. The garden also includes a vegetable plot, a designated compost area, multiple storage sheds and greenhouses, as well as a charming small orchard. Immediately to the rear of the house lies a formal garden. At the far end, the garden opens up offering exceptional, far-reaching views across the River Yeo and the surrounding countryside - an idyllic setting that perfectly completes this remarkable outdoor space.

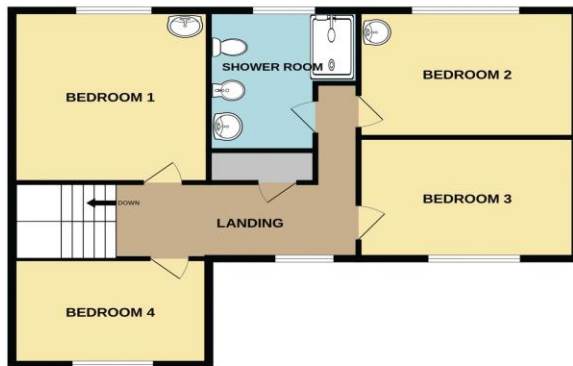




GROUND FLOOR  
136.8 sq.m. approx.



1ST FLOOR  
78.8 sq.m. approx.



TOTAL FLOOR AREA : 215.6 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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