



Symonds
& Sampson

Kingsbury Cottage

Forest Mill Lane, Horton, Ilminster, Somerset

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Horton

Ilminster

Somerset TA19 9QU

An impeccably presented and truly picture-perfect cottage with adjoining annexe perfect for visiting friends or or flexible extra living and working space. Full of "chocolate box" charm it is stylishly appointed throughout and brimming with character. Conveniently unlisted, it enjoys beautifully maintained cottage gardens ideal for entertaining and growing your own.



- Detached period cottage with annexe
- Beautifully appointed and extended accommodation
 - Stunning cottage gardens
 - Edge of village location
- Four bedrooms (including annexe)
 - Driveway parking

Guide Price £615,000

Freehold

Ilminster Sales

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THE PROPERTY

The current owners have thoughtfully transformed the property into a beautiful home, successfully combining the unique charm and character of a period cottage with the convenience of modern living. The result is a versatile and well-balanced layout suited to every stage of life. Whether you are looking for a family home, enjoy entertaining, or are seeking additional income potential, the adjoining annexe is a valuable addition. It would also lend itself perfectly to use as a home office or studio for those wishing to work from home.

For gardening enthusiasts, the landscaped gardens have been carefully designed as a series of individual "rooms", with dedicated areas for relaxing, entertaining, and growing produce. While the gardens remain manageable in size, they still offer plenty to enjoy for keen gardeners, all benefiting from a sunny southerly aspect.

ACCOMMODATION

A generous and welcoming entrance hall offers space for a comfortable chair and features wide double doors leading into the sitting room, enhancing the sense of openness. The practical wood-effect flooring continues seamlessly from the hall into the sitting room, where an original inglenook fireplace houses a gas real-flame-effect fire, providing a warm ambience without the upkeep. Throughout the property, period-style radiators have been thoughtfully incorporated, complemented by charming features such as a stained-glass window and exposed beams. Double doors open into a delightful garden room on the west side of the house, complete with a solid roof and vaulted ceiling, making it an ideal spot to enjoy the afternoon and evening sun.

To the rear, the kitchen/breakfast room is attractively fitted with freestanding cottage-style units and wooden worktops, including a Belfast-style sink and central island/breakfast bar. There is space for an LPG range cooker, along with a contemporary-style wood-burning stove. A discreet walk-in utility area provides plumbing and space for a washing machine and tumble dryer, as well as a WC, adding convenient additional ground-floor facilities. Already well-proportioned, the kitchen/breakfast room has been further enhanced by a contemporary extension, creating a superb multi-purpose living space filled with natural light, with bi-fold doors opening onto the pretty courtyard. The annexe is conveniently close by, making it ideal for dependent relatives.

Across the entrance hall, the wood-effect flooring continues into a spacious dining room, which also features a beautiful inglenook fireplace with a traditional woodburning-style gas real-flame fire. Generously sized, it easily accommodates formal dining for guests, while also lending itself well to use as a comfortable additional reception room or family playroom.

On the first floor, there is a beautifully appointed bathroom, where the sloping ceiling has been cleverly utilised to accommodate a feature freestanding slipper bath, period-style wash basin, and WC. The principal bedroom benefits from a stylish en suite shower room, along with two further double bedrooms. The larger of these enjoys a charming stone Gothic window and a walk-in cupboard housing the LPG boiler for central heating and hot water.



OUTSIDE

The gardens extend around the front and sides of the cottage, with a private courtyard adjoining the kitchen, enhanced by attractive self-seeded planting and perfect for container gardening there is also an outside tap. Joining up the annexe with the main house, it's a lovely spot for a morning coffee or a spot of al fresco lunch. A charming pergola draped in mature wisteria offers a delightful feature, with discreet storage beneath for LPG gas bottles.

To the front of the annexe is a sunny south-facing seating and patio area, enclosed by honeysuckle-clad trellis that provides screening from the off-road parking that lies to the front. The attractive cottage gardens wrap around the property's frontage and are full of border favourites including roses, clematis, various perennials and shrubs for all year round interest and screening, bordered by picket fencing and accessed via a gated front path, with adjoining lawn. There is also a small wildlife pond and low espalier apple tree that screens the adjoining kitchen garden.

On the western side of the cottage, there is a productive kitchen garden with timber raised beds, along with a useful timber garden store/shed and timber glazed greenhouse / potting shed.

THE ANNEXE

The annexe benefits from its own front door and entrance lobby with storage. The accommodation includes a good size double bedroom with immaculate en suite shower-room and adjoining open plan living space / kitchenette area. This has bi-fold doors opening onto the garden, and fitted cupboards with butler style ceramic sink.

SITUATION

The property is located on the western edge of this thriving village, within good reach of the facilities.

DIRECTIONS

What3words/////satellite.bespoke.expanded





SERVICES

Mains electricity. Mains water with private pump system connecting to mains drainage. LPG gas central heating.

Superfast broadband is available. There is mobile coverage at the property, please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Tax Band F

A planning application reference 20/03277/FUL has been passed for development of the field opposite. Further information on this development and any other local planning applications can be found on the Somerset Council Planning Portal.





Energy Efficiency Rating		
Very energy efficient - lower running costs		
A++ (91-100)	A (69-78)	
A+ (81-90)	B (55-68)	
A (71-80)	C (39-54)	
B (61-70)	D (29-38)	
C (51-60)	E (21-28)	
D (31-50)	F (13-20)	
E (21-30)	G (1-12)	
F (1-20)		
G (1-10)		
England & Wales		

Kingsbury Cottage, Horton, Ilminster

Approximate Area = 1638 sq ft / 152.1 sq m

Limited Use Area(s) = 31 sq ft / 2.8 sq m

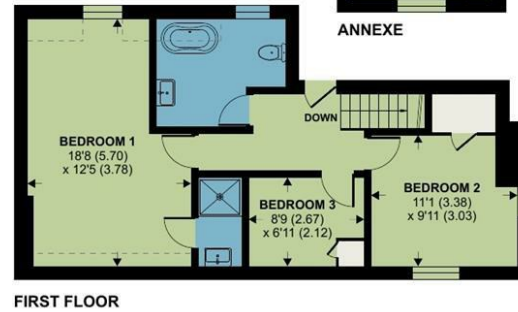
Annexe = 343 sq ft / 31.8 sq m

Total = 2012 sq ft / 186.7 sq m

For identification only - Not to scale



Denotes restricted
head height



ANNEXE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1459061



ILM/AJW/150526



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