

Symonds
& Sampson

Tuckers Cottage

Puckington, Ilminster, Somerset

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Puckington
Ilminster
Somerset TA19 9JA

With a touch of "arts and crafts" styling, this is a charming and beautifully refurbished character cottage with a generous garden and lovely views.



- Charming cottage in popular, small village
- With easy reach of excellent road links
- Flexible accommodation with optional ground floor bedroom / study
- Beautifully presented throughout including new Wren kitchen
 - UPVC double glazing, gas central heating
 - Off road parking, substantial workshop

Offers in excess of £425,000

Freehold

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THE PROPERTY

Tastefully enhanced by the current owners, this charming and deceptively spacious character home offers far more than first impressions suggest. Recent improvements have included a new kitchen, bathroom and shower room, stylish redecoration with William Morris accents throughout and the installation of double glazed windows and doors. The flexible layout includes a potential fourth bedroom on the ground floor, complete with an en suite shower room—ideal as a guest room, home office, or hobby space. With generous gardens and a substantial workshop/outbuilding, this property has plenty to offer.

ACCOMMODATION

On the ground floor, the entrance hall provides plenty of space for coat and shoe storage and leads into a beautifully presented, well-proportioned kitchen/breakfast room with central island. This stylish space features elegant cabinetry, quartz worktops, a ceramic butler-style sink with period fixtures, and integrated appliances including a dishwasher and washing machine, with space for an electric range cooker. There's also room for your own freestanding fridge freezer. The period-style Wren units are complemented by practical oak-effect LVT flooring, which continues seamlessly throughout the ground floor. A pretty feature fireplace creates a nice focal point to one side.

The formal dining room is another generously sized space, tastefully finished with a high-level dado rail and eye-catching William Morris wallpaper. It also holds the potential for reinstating an open fireplace (currently not in use) and features French doors with integral blinds that open onto the sheltered rear courtyard.

Beyond the kitchen, an additional reception room offers flexibility as a home office or a ground floor single bedroom, complete with a stylish adjoining shower room — providing the convenience of an extra set of downstairs facilities.

At the rear of the property, the spacious yet cosy sitting room has a further set of French doors. Again these have integral blinds and lead to the garden. To one corner a low-maintenance, recently installed gas real flame fire creates a warm and inviting atmosphere during the cooler months.

The characterful cottage staircase, accessed via a charming latch door in the dining room, leads to a lovely landing area with a built-in oak-topped seating nook. Upstairs, there are three well-sized bedrooms, each with its own unique charm. One double bedroom features a stylish accent wall and a built-in over-stairs wardrobe, while the larger rear-facing double boasts an impressive vaulted ceiling with exposed beams. A small access door opens into a handy storage space—perfect for use as a play area for younger family members. The vendors inform us that all first floor bedrooms can accommodate a king size bed comfortably.

The main bathroom has been tastefully refurbished with a heritage-style suite including freestanding bath, continuing the home's thoughtful blend of classic character and modern comfort.





OUTSIDE

The gardens are a delightful highlight of this property, perfect for families seeking space to play or those who enjoy outdoor activities. Extending behind the cottage, the garden is divided into several inviting areas, including a sheltered courtyard ideal for morning coffee, accessible directly from the dining room and complete with useful outdoor tap.

A paved patio wraps around the rear of the sitting room, allowing both reception rooms to open up to the outdoors during the warmer months. On one side, you'll find a strawberry patch and steps leading to a further paved BBQ and dining area, which adjoins a lawn.

Additional brick-edged steps guide you to the main lawn, bordered by freshly planted homegrown lavender and rejuvenated flowerbeds. The garden opens out at the top, creating a spacious area that backs onto open fields and offers



lovely views towards Burrow Hill.

A wide gravel area provides an ideal spot for a potential garden shed or greenhouse. Adjacent to this there's a generous outbuilding/workshop with UPVC doors and windows, as well as an adjoining garden store. While the outbuilding is not yet connected to mains power, a connection point has been installed at the rear of the property, ready for use by the new owner should they wish to do so.

At the end of the terrace is a driveway / parking area for two vehicles with a pedestrian right of access leading across the front of the adjoining cottage providing safe access on foot to the front door. There is also a handy storage shed for bikes etc.

SITUATION

Puckington is a small but friendly village located just North of the thriving

market town of Ilminster. The village itself has a parish church and mainly consists of attractive period properties that lie within easy reach of excellent road links, and a range of local facilities. The nearby village of Barrington renowned for its stunning National Trust property Barrington Court, also has a great community feel with popular pub "The Barrington Boar" and a well-supported village hall with various events and societies including local produce market, gardening club and amateur dramatics group. Ilminster itself has a wide variety of independent stores. These are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, clothes boutiques and gift shops as well as a town-centre Tesco store with ample free parking. Should you need to go further afield the A303 and A358 lie within east reach.

DIRECTIONS

What3words/////backdrop.teaspoons.bandwagon



SERVICES

Mains gas, electricity, water and drainage are connected.

According to Ofcom.org.uk there is Ultrafast broadband available, and mobile signal indoors could be limited or unavailable from some networks. You may prefer to use Wifi calling. However, mobile signal outdoors at this address is likely from all four major networks.

MATERIAL INFORMATION

Somerset Council Tax Band E

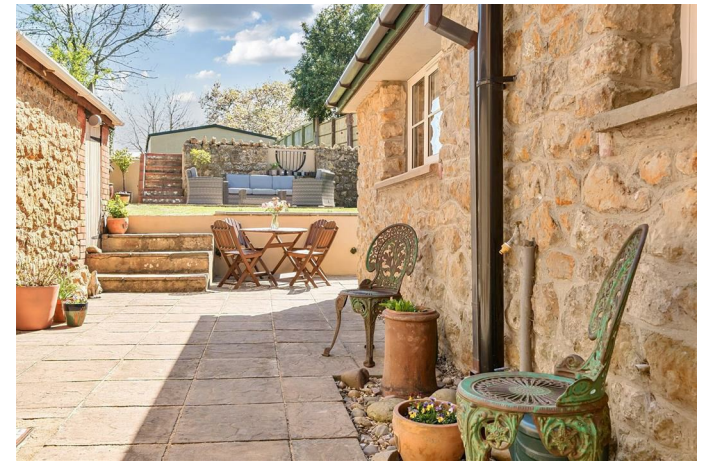
The property is located in a designated conservation area.

Please note, the property was formerly known as "The Writers Cottage" and some documents including the EPC are in the previous name.

Since the last EPC was carried out, all windows and doors have been replaced with modern double glazing in order to improve the home's efficiency.

Please note, the house and the parking area are on two separate title numbers at HM Land Registry. The office is happy to provide further details on request.

Please note that the Google Maps image was taken several years ago before some work was carried out at the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	49-54		
F	39-48		
G	35-38		
Very energy inefficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Puckington, Ilminster

Approximate Area = 1439 sq ft / 133.6 sq m

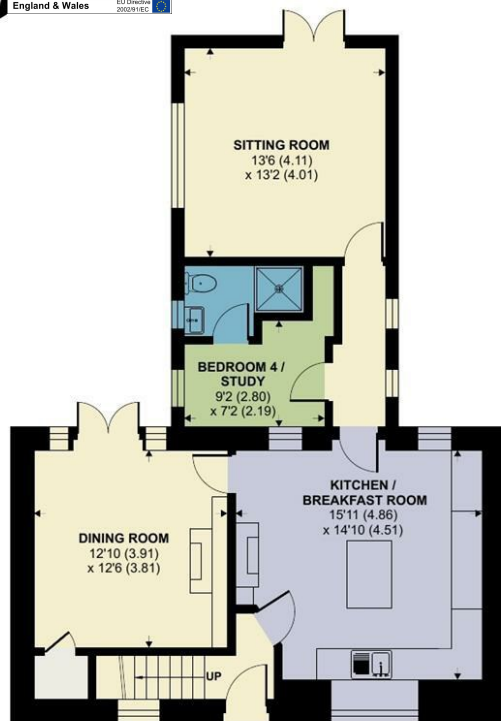
Limited Use Area(s) = 148 sq ft / 13.7 sq m

Outbuilding = 267 sq ft / 24.8 sq m

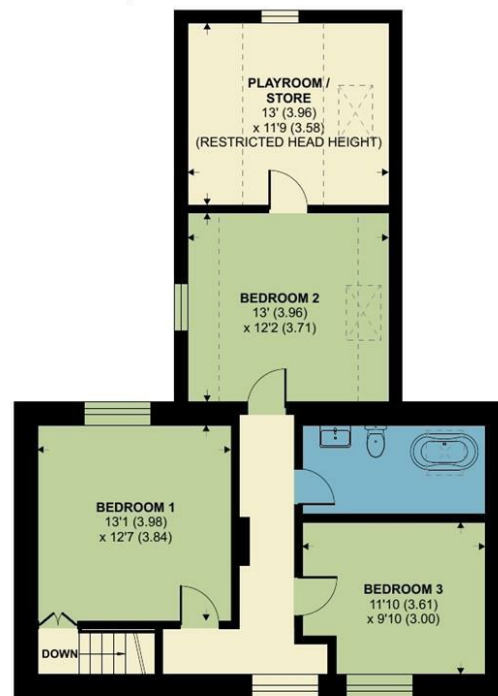
Total = 1854 sq ft / 172.1 sq m

For identification only - Not to scale

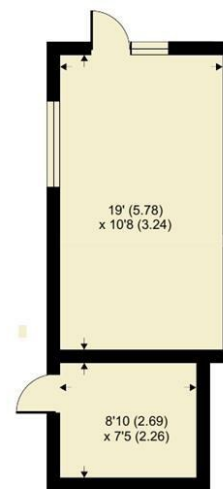
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 989519



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