



Symonds
& Sampson

Willow Cottage

Isle Brewers, Taunton, Somerset

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Isle Brewers
Taunton
Somerset TA3 6QL

Set in over a third of an acre of glorious south-facing gardens, this beautiful character home offers well-proportioned accommodation and a superb studio / workshop, in a picturesque village setting.



- Detached character home in picturesque setting
- Four bedrooms including master with en suite
 - Light and airy dual-aspect principal rooms
 - Stunning garden room with vaulted ceiling
 - Attractive southerly facing gardens
- Superb studio / workshop and additional outbuildings



Guide Price £725,000

Freehold

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THE PROPERTY

It would be difficult to imagine a more charming setting for this attractive detached period home, which beautifully combines the warmth and character of a traditional cottage with a sense of light, space and practicality. Originally believed to have been built as a row of cottages in the 1880s, the properties were thoughtfully combined after the war to create one generously proportioned home.

The principal rooms are all dual aspect and benefit from surprisingly high ceilings for a cottage—likely a reflection of the property's Victorian heritage. Each bedroom enjoys a delightful outlook, either across the gardens or towards the picturesque street scene. The addition of a stunning garden room extension further enhances the home, creating a wonderful space that is perfectly suited for entertaining family and friends. Combined with spacious formal and informal gardens and a variety of practical outbuildings, this home offers remarkable versatility, making it ideal for different stages of the home-buying journey. In addition, the fact the property is not a listed building gives you added advantages in the present - such as the attractive UPVC double glazed windows, but also more flexibility in the future.

ACCOMMODATION

At the front, a traditional thatched porch with leaded windows welcomes you into a spacious dining hall, featuring a charming inglenook fireplace and durable LVT herringbone flooring. French doors at the rear open directly onto the garden, while to one side, a generous downstairs WC/utility room offers space for appliances, a convenient sink, and ample storage for everyday essentials.

Adjacent to the dining room is an impressive kitchen/breakfast room, complete with a central island ideal for casual dining, coffee, or homework sessions. A charming window seat makes the most of views over the picturesque lane and surrounding farmland. The thoughtfully designed sage-green units include a NEFF double oven with additional warming / proving drawer, induction hob, full-length fridge, dishwasher, clever storage solutions, and striking black granite worktops. The rear lobby provides access to a boiler room with coat hanging space and a shelf that the vendors currently use for a freestanding freezer. Opposite, there is a highly practical walk-in pantry.

The sitting room perfectly balances comfort and space, with an open fireplace serving as a warm focal point. This flows seamlessly into a stunning garden room extension, featuring a vaulted ceiling and flooded with natural light from skylights and dual-aspect windows and doors that open onto the patio—creating an ideal space for summer entertaining and linking naturally with the dining area via the french doors.

Upstairs, timber latch doors lead to four generously proportioned bedrooms. The master suite benefits from a well-appointed en suite shower room, while two further double bedrooms and a single bedroom—equally suitable as a study—share a spacious family bathroom, which also houses the airing cupboard with the hot water cylinder.





OUTSIDE

The property is set within beautifully maintained gardens extending to over a third of an acre, enjoying a sunny south-westerly aspect. Approached on foot across a charming green via a small footbridge, the cottage is framed by an attractive front garden enclosed by a low stone wall, edged with fragrant lavender and enhanced by climbing roses that adorn the front of the house.

A side gate leads to a practical entrance area on the west side of the cottage, which is typically used as the main everyday access point. The former garage has been thoughtfully converted into an impressive studio/workshop, complete with power, lighting and water, and filled with natural light—making it ideal for creative pursuits or hobbies requiring additional space.

A driveway accessed from the lane at the side provides ample off-road parking, with a secure fence and gate giving access to the gardens and the cottage's

side entrance. Adjacent to the studio/workshop is a substantial timber outbuilding, also with power connected, incorporating a log store, garden store/shed and an additional shed/workshop. There is also a practical outdoor dog wash, featuring a Belfast sink with hot and cold water—perfect for cleaning up muddy paws after countryside walks.

To the rear of the cottage, a generous patio offers an ideal setting for outdoor dining and entertaining, leading onto a formal lawned garden. A magnificent magnolia tree stands to one side, underplanted with spring bulbs, hellebores and a variety of perennials. Decorative trellis and evergreen hedging separate this formal garden—with its symmetrical borders and raised ornamental pond—from a more relaxed garden beyond.

This informal garden, planted with apple trees, camellias and rhododendrons, provides a delightful space for younger family members to enjoy. Beyond this lies a dedicated kitchen garden area featuring raised beds, a greenhouse with

power and light, and a productive selection of plants including raspberry, loganberry and blackberries, espalier cherry tree and dwarf fruit trees.

The entire rear garden enjoys a high level of privacy.

SITUATION

Tucked away in the gently rolling countryside of South Somerset, Isle Brewers is a charming and unspoilt village that perfectly captures the essence of rural English living. Surrounded by open farmland and picturesque lanes, the village offers a peaceful setting while remaining conveniently placed for access to nearby market towns and transport links. At the heart of Isle Brewers lies a small, friendly community with a traditional parish church which now doubles as a community hall and hub for local events including licensed bar and screen for sporting fixtures. The village consists of a scattering of attractive period cottages, farmhouses alongside more more properties. The surrounding landscape provides an abundance of walking routes, bridleways and open



countryside, making it ideal for those who enjoy outdoor pursuits and a slower pace of life.

Despite its tranquil setting, Isle Brewers is well positioned for everyday amenities. The larger centres of Ilminster, Taunton and Chard are all within easy driving distance, offering a wide range of independent shops, supermarkets, cafés and restaurants, as well as schooling and leisure facilities. Taunton also provides a mainline rail service to London Paddington, making the area attractive for commuters seeking a rural retreat.

The village is particularly appealing to buyers looking for characterful homes in a quintessential Somerset setting, whether as a primary residence, countryside escape or family home. With its combination of beautiful surroundings, historic charm and accessibility, Isle Brewers represents a rare opportunity to enjoy village life at its most authentic.

DIRECTIONS

What3words/////chuck.class.upwardly

SERVICES

Main water, drainage, and electricity are connected. Oil fired central heating.

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

MATERIAL INFORMATION

Somerset Council Tax Band F



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Minimum energy efficient rating			
England & Wales		EU Directive 2002/91/EC	



Isle Brewers, Taunton

Approximate Area = 1787 sq ft / 166 sq m

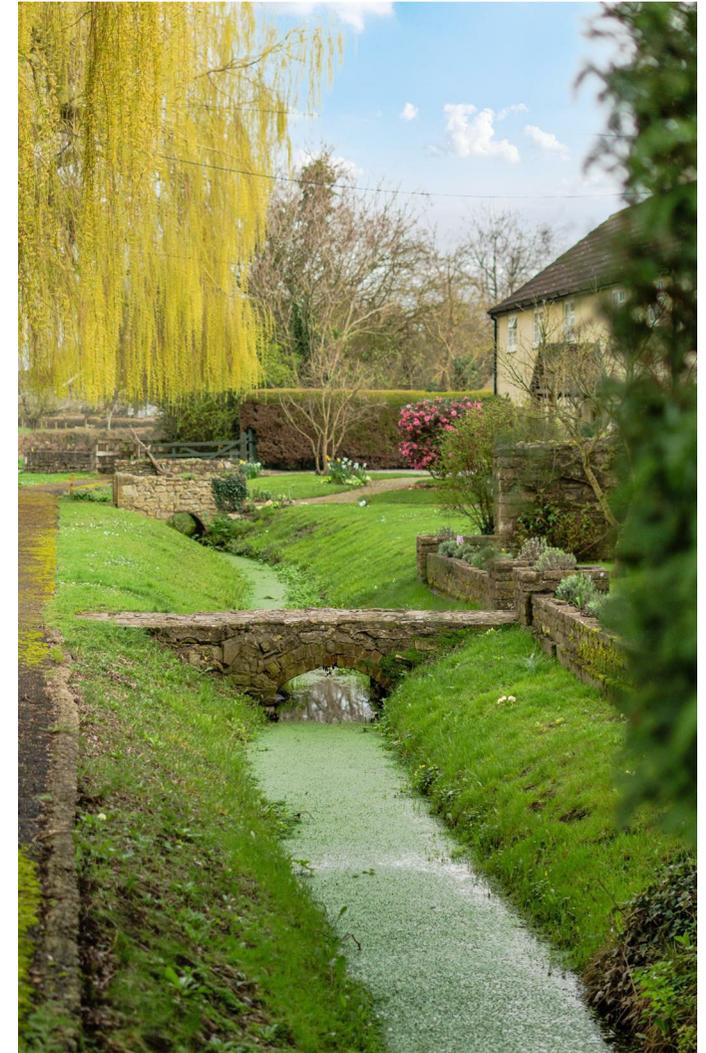
Outbuilding = 444 sq ft / 41.2 sq m

Total = 2231 sq ft / 207.2 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). Produced for Symonds & Sampson. REF: 1424053



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