

Symonds  
& Sampson



# Bullen Court

Broadway, Ilminster, Somerset

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Broadway  
Ilminster  
Somerset TA19 9QY

Nestled in the heart of the village yet offering remarkable privacy, this refined and versatile period home provides ample space for multiple generations to live together, along with various income-generating opportunities, including potential future development subject to planning approval

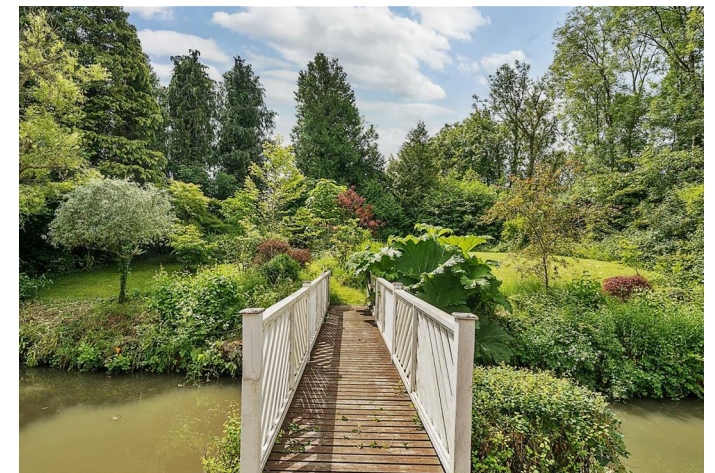


- Elegant period residence with separate two bedroom cottage
  - 5.27 acres comprising gardens and paddock
  - Income opportunities and potential for future development
  - 8 bedrooms / 6 bathrooms in main house
  - Private Location Yet Close to Amenities
    - Garaging and extensive parking
- Peaceful location, yet convenient for good road links

Guide Price **£1,295,000**

Freehold

Ilminster Sales  
01460 200790  
[ilminster@symondsandsampson.co.uk](mailto:ilminster@symondsandsampson.co.uk)



## THE PROPERTY

Presenting a myriad of opportunities, this elegant country residence is well-suited to adapt with your evolving needs over time. Transformed by the current owners since they purchased in 2021, it has been operated as a boutique bed and breakfast and can accommodate up to 20 guests. Alternatively, it offers an ideal solution for extended families wishing to live together while still enjoying their own space and privacy both within the main house, and via the detached two bedroom holiday cottage / annexe. For those with one eye on future potential, the grounds extend to 5.27 acres (2.132 hectares) and due to its position within the village there may be future scope for further development of the land subject to the necessary consents.

The location lends itself well to both family life and weekend breaks with excellent road and rail links lying within easy reach and the beautiful Jurassic coastline just 7 miles to the south. The current owners have run both the main house and the adjoining two bedroom cottage as holiday rentals generating over £75,000 in a 9 month period, and the vendors are happy to provide accounts once an offer has been accepted.



## ACCOMMODATION

The elegant and spacious reception hall reflects the character of the era, featuring a traditional tiled floor, period doors, and a graceful staircase sweeping up to the first floor. The east wing of the home offers generously proportioned and versatile reception spaces, including a formal drawing room, a family/sitting room, and a cosy snug. A more recent addition, the triple-aspect garden room, enjoys views over the formal garden and is currently arranged as a large dining space. Bi-fold doors open onto the garden, creating a seamless connection with the opulent drawing room—perfect for entertaining.

In the west wing, a well-appointed double kitchen includes a large kitchen/breakfast room with an AGA and an adjoining summer kitchen. This section also features a butler's pantry and larder. For multi-generational living or accommodating a dependent relative, a self-contained ground floor suite offers a double bedroom and a luxurious bathroom with both a roll-top bath and a walk-in shower.

Upstairs, the first floor hosts a magnificent principal bedroom complete with a freestanding bath and a spacious en suite. Across the landing lies a beautifully appointed guest suite, along with five additional double bedrooms—each with its own en suite or dedicated bathroom. Each room is unique in character and layout, providing flexible accommodation for family and guests alike.

Adjacent to the main house, "Stable Cottage" is a charming two-bedroom residence that has been thoughtfully modernised. Overlooking the grounds, it offers flexible living potential—as staff accommodation, a private annexe, an independent first home for grown-up children, or as a holiday let or assured shorthold tenancy (AST).





## OUTSIDE

The mature, secluded grounds offer a harmonious blend of formal landscaped gardens, traditional specimen trees and shrubs, wildlife-friendly zones, and a generous paddock, complete with an adjoining tennis court. Nestled off Goose Lane, the property is set back behind a private driveway and mature boundaries, providing a high degree of privacy. A gravel parking area on the east side offers dedicated space for guest and visitor parking, while the main driveway continues past the main residence to Stable Cottage, which includes both double and single garages.

To the rear of the house lies a beautifully designed walled garden, where contemporary hard landscaping is thoughtfully combined with classic box hedging and cottage-style planting. Created with

entertaining in mind, the garden is arranged into distinct areas or 'rooms,' including space for large alfresco gatherings, a hot tub area, and a firepit with surrounding seating.

## SITUATION

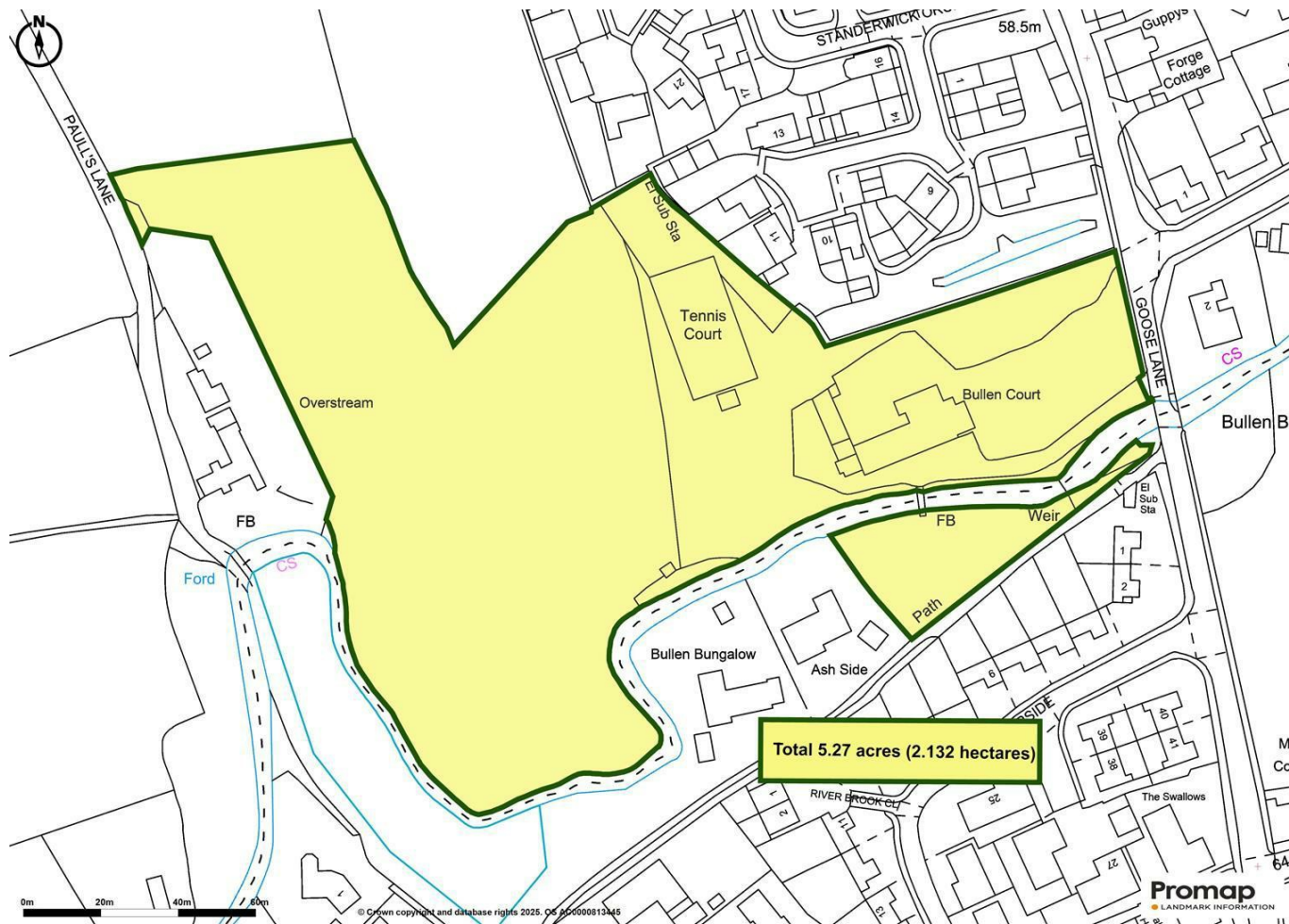
The villages of Horton and Broadway lie adjacent to each other and have a range of village facilities between them. Each village has a thriving pub and for families there are two playgrounds, a pre-school and the well respected Neroche Primary School in Broadway. There is a post office in Horton, and various parish churches of different denominations locally. The combined villages have a great range of clubs and societies including a thriving cricket club for those who like to get involved in the community. There is also an NHS medical centre within Broadway. The pretty market town of Ilminster lies just over 3 miles from the property and has a wonderful range of independent

stores including award-winning butchers, delicatessen, cheese and dairy shop, and greengrocers as well as two town centre supermarkets for your everyday essentials. The village is very popular with buyers looking for a village location who need to remain close to good road links via the A303 and A358, connecting with the M5 at Taunton. It also lies within easy reach of the beautiful Jurassic coastline.

## DIRECTIONS

What3words/////storms.fancy.engrossed

The entrance to the driveway is located adjacent to the bridge, in Goose Lane. For viewings, please enter the driveway and turn immediately right into the gravelled parking area.



## SERVICES

Mains electricity and water is connected. Private drainage via sewage treatment plant. Oil fired central heating.

Ultrafast broadband is available. Mobile signal indoors could be limited and you may prefer to use Wifi calling, however a mobile signal is likely outdoors from all four major networks. Information provided by Ofcom.org.uk

## MATERIAL INFORMATION

Somerset Council Tax Band  
 Bullen Court – Currently band G  
 Stable Cottage - Currently band C

There is approved planning reference 24/00153/FUL for the development of three dwellings on an area of land off Pauls Lane, to the north of the paddock belonging to Bullen Court. This should not have any negative impact on the property but may indicate a similar application could be worthwhile in the future.

Energy Efficiency Rating		Current	Potential
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
A	B	C	D
E	F	G	
73		49	
Energy efficiency is measured on a scale from A (most efficient) to G (least efficient).			
England & Wales			



## Bullen Court, Broadway, Ilminster

Main House = 5661 sq ft / 526 sq m  
 Main House Garage = 355 sq ft / 33 sq m  
 Stable Cottage = 871 sq ft / 81 sq m  
 Stable Cottage Garage = 204 sq ft / 19 sq m  
 Outbuilding / External Stores = 312 sq ft / 29 sq m  
 Total = 7403 sq ft / 688 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to © nchecom 2025 by a third party. Produced for Symonds & Sampson. REF: 1312444



ILM/AJW/170625



01460 200790

ilminster@symondsandsampson.co.uk  
 Symonds & Sampson LLP  
 21, East Street,  
 Ilminster, Somerset TA19 0AN



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