

The logo for Symonds & Sampson, featuring the company name in white serif font on a dark green rectangular background with a thin yellow underline.

Symonds  
& Sampson

A photograph of a two-story red brick house with a white garage door. The house has a tiled roof, a wooden front door with a semi-circular window, and several white-framed windows. A red car is parked on the street to the right. The foreground is paved with bricks and has a green overlay at the bottom.

"Redlands" 5

Ladymeade, Ilminster, Somerset

# "Redlands" 5

Ladymeade  
Ilminster  
Somerset TA19 0EA

Upsizing or downsizing? This extended detached house has enough room to give you that extra living space you might need but is compact enough for those who prefer less maintenance too.



- Extended detached house
- Popular area within level reach of the town centre
  - Separate family room with vaulted ceiling
- Separate sitting room, dining room and conservatory
  - Kitchen with adjacent utility room
  - Pleasant landscaped gardens
- Integral garage and block paved driveway

Guide Price **£390,000**

Freehold

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



## THE PROPERTY

Despite being extended this super house still manages to feel compact enough to suit a busy family or retirees. Although it has been well maintained it also offers some scope for you to make it your own.

One of the main advantages is the super side extension creating another separate reception room, ideal as a study, hobby room or play-room.

## ACCOMMODATION

The front door opens into a welcoming entrance lobby, offering ample space for a small seat or storage bench. To the left is a convenient ground floor cloakroom. An inner hallway provides access to the staircase rising to the first floor, while the understairs area has been opened up to create a walkway through to the extended family room at the rear. This impressive space features a vaulted ceiling, enhancing the sense of openness, and an attractive bay window overlooking the garden. Additional natural light is provided by a Velux roof window. A feature fireplace, formed by two brick pillars and a timber mantel, houses a gas fire, although it has not been used by the current owners.

From the inner hall, further doors lead to the kitchen and sitting room. The kitchen is fitted with a range of contemporary grey wall and base units with work surfaces over, incorporating a sink unit, integrated gas hob and double electric oven. Adjoining the kitchen is a separate utility room with an external side door, space for a washing machine and an additional stainless-steel sink. A wall-mounted gas boiler serves the central heating and hot water system.

A separate dining room connects the kitchen and sitting room. The sitting room enjoys views over the garden and features a modern wood-burning stove, while uPVC double-glazed sliding doors open into the conservatory, creating a seamless link to the outdoors.

On the first floor, the landing provides access to an airing cupboard housing the hot water cylinder and shelving. The family bathroom is fitted with a white suite comprising a panelled bath with electric Mira shower over, low-level WC and vanity wash hand basin. There are four bedrooms in total, with the principal

bedroom positioned to the rear and benefitting from fitted wardrobes with mirrored sliding doors. The second bedroom is a good-sized double or twin room, while bedrooms three and four are well-proportioned singles (although bedroom four currently houses a small double bed) and bedroom three includes a useful over-stairs storage cupboard.

## OUTSIDE

The property benefits from well-maintained landscaped grounds, featuring an attractive block-paved driveway to the front providing off-road parking. The current owners have slightly extended the driveway to allow more convenient parking for two vehicles, along with access to the integral single garage fitted with a roller shutter door.

The front garden occupies a desirable corner plot, with the majority laid to lawn and enhanced by rose planting and mature ornamental trees. A raised bed planted with topiary box trees provides year-round structure and interest. A side gate offers access to a practical pathway and bin storage area located just outside the utility room door, where an external tap is also positioned.

To the rear, the garden is fully enclosed by a combination of brick walling and fencing, offering a good degree of privacy. It is mainly laid to lawn with a patio area, bordered by brick-edged flower beds and established trees, including an apple tree. Alongside the extension is an additional gravelled area ideal for storage and housing water butts. Previously, this side of the garden accommodated a garden shed, and there is scope for a future owner to reinstate one if desired.

## SITUATION

Ladymeade is a pleasant cul-de-sac lying within half a mile of the pretty town centre and Tesco's. Ideally placed for families with a level walk to the recreation ground, play area and tennis courts, and close to the start of the Ilminster - Chard cycle path. It's also conveniently placed within a short walk of the doctors' surgeries and local schools, as well as the wide range of facilities in the town centre.

The local stores are mostly centred around the market square and 15th century Minster church and have everything you need from an excellent butchers and delicatessen, cheese and dairy shop, homewares and antiques stores, clothes boutiques and gift shops. The town is also well served by a town-centre Tesco store with ample free parking just a short walk from the town centre. Alongside the supermarket is a bowls club and tennis club. There is also a town library.

Ilminster Arts centre is a vibrant arts venue with licensed cafe. There are plenty of other places to eat too, including pubs, restaurants, cafe's and takeaways. The town also benefits from several hairdressers / beauty salons and a dental surgery as well as modern health centre on the southern side of the town with two doctors' surgeries. Ilminster is arguably one of South-Somerset's prettiest market towns and benefits from superb road links via the A303 and A358. The town has its own Primary School for ages 4-11, over two sites both within walking distance and there are plenty of nurseries and pre-schools locally too.

## DIRECTIONS

What3words/////magnetic.erupt.stickler

## SERVICES

Mains gas, water, drainage and electricity are connected. Gas central heating with boiler located in the utility room.

Ultrafast broadband is available. There is mobile coverage in the area, for further information please refer to Ofcom's website.

## MATERIAL INFORMATION

Somerset Council Band E

There may be a camera / doorbell recording at the time of any viewings. This is not included in the sale.

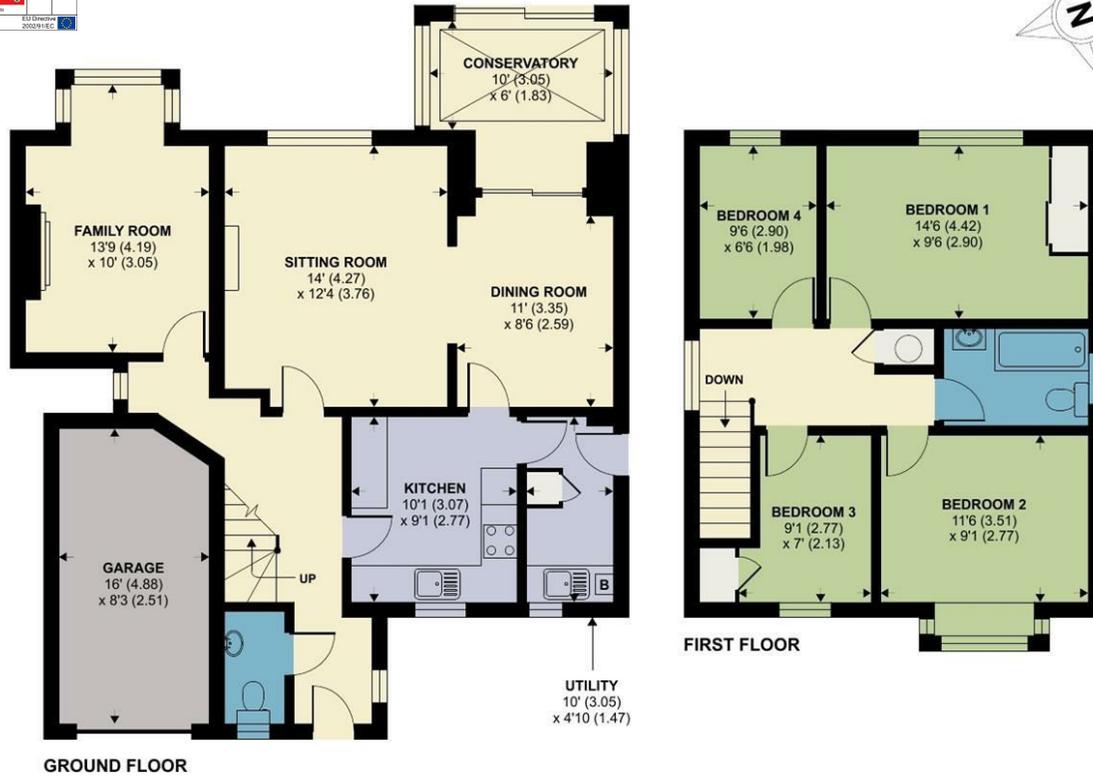


Energy Efficiency Rating		Current	Potential
The energy efficiency of a property is measured on a scale from 1 to 10. A rating of 10 is the most energy efficient and 1 is the least energy efficient.			
10	A	81	
9	B		
8	C		
7	D		
6	E		
5	F		
4	G		
The energy efficiency of a property is measured on a scale from 1 to 10. A rating of 10 is the most energy efficient and 1 is the least energy efficient.			
England & Wales			

# Ilminster

Approximate Area = 1522 sq ft / 141.4 sq m (includes garage)

For identification only - Not to scale



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: 554487



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01460 200790

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



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