

Symonds
& Sampson

The Warren

Copse Shute Lane, Barrington, Ilminster, Somerset

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Barrington
Ilminster
Somerset TA19 0JD

It's hard to imagine a more idyllic spot for this lovely bungalow, set in just over a quarter of an acre, surrounded by birdsong and tucked-away off a no-through lane in this picture-postcard village.



- Detached bungalow in picturesque village
 - Set in 0.28 acres (0.11 hectares)
- Attractively landscaped gardens with pretty views of the church and countryside
- Superb recently added reception hall with cloakroom
 - Beautiful fitted kitchen / breakfast room
- Adjoining dining room and semi-open plan living room
 - Back to back woodburning stove
 - Separate utility / boot room / workshop

Guide Price **£450,000**

Freehold

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THE PROPERTY

Tucked away in a peaceful location within this beautiful village, this charming detached bungalow offers attractive and well-maintained living space. The glorious gardens are a real haven for those who love wildlife and have green fingers, but it's also the ideal spot to entertain family and friends, alongside the perfect hide and seek spots for grandchildren. Whether you're looking to downsize to single level living close to good village amenities, or have an eye for future extension plans (subject to the necessary consents) this property has lots to offer.

ACCOMMODATION

From the driveway, a few steps rise to the front door, leading into a superb, modern reception hall added by the current owners. The hall features built-in storage and a convenient cloakroom with WC. A skylight above fills the space with natural light, and it provides access to both the sitting room and the impressive fitted kitchen/breakfast room at the rear.

The kitchen is a dual-aspect space fitted with cream shaker-style units and oak-effect worktops, and includes a 5-ring electric hob, stainless steel extractor hood, integrated slimline dishwasher, fridge-freezer, and double electric oven. A striking red glass splashback and vertical radiator add a contemporary feel, while a separate cupboard houses the central heating boiler.

Adjoining the kitchen is a well-proportioned dining room overlooking the rear garden, which is semi open-plan to the sitting room and features a back-to-back woodburning stove. French doors open into a pleasant sunroom on the south side. The sitting room includes a large picture window typical of the era, maximising the attractive views across the village.

An inner hallway leads to two double bedrooms, both enjoying garden and village outlooks. The family bathroom is fitted with a modern white suite and shower over the bath. Although the attic has not been formally converted, a pull-down ladder provides access to a fully boarded space with skylight windows, offering excellent natural light and potential for a variety of uses. A further doorway leads to additional loft storage space.





OUTSIDE

Approached off the no-through lane, the property benefits from a good size private driveway to the front providing off road parking.

The gardens wrap around the property and are a true highlight. Thoughtfully designed, they offer a variety of distinct “garden rooms,” providing different areas to enjoy at all times of the day—ideal for keen gardeners. Set in a slightly elevated position, the grounds make the most of the landscape, with gently sloping lawns, winding pathways, and a higher, sunny terrace that takes in views across the village. The garden backs onto the churchyard, creating a charming outlook towards the parish church.



There is also a practical working area featuring a compost section and a productive growing space with rhubarb and fruit canes. A timber summerhouse and an attractive decked area with a pergola provide the perfect setting for outdoor dining. To the rear of the bungalow, a secluded patio offers a peaceful, sun-filled spot to relax.

A useful outbuilding serves as a separate utility or boot room, complete with a Belfast sink, power, and drainage. Additional features include an outside tap, wood store, and oil tank. On the west side of the bungalow, there is a further rockery-style garden, adding to the overall appeal.

SITUATION

Barrington is widely regarded as one of South Somerset’s most picturesque conservation villages, enjoying a highly desirable setting. It offers convenient access to major road links, including the A303 and M5/A358, while remaining peacefully removed from busy main roads. At one end of the village lies the well-known National Trust property, Barrington Court, which offers far more than a traditional day out. Visitors and residents alike can enjoy artisan workshops, a second-hand bookshop, café/restaurant, gift shop, and numerous spots perfect for picnics. The surrounding estate and village are interwoven with an excellent network of public footpaths, making it ideal for walking—particularly for dog owners.



A short stroll from the property brings you to The Barrington Boar, a highly regarded, award-winning pub and restaurant with rooms, known for its outstanding food. The village also benefits from The Lyle Room at the village hall, run by residents as a welcoming space to meet and socialise. Barrington has a strong and active community spirit, with plenty of opportunities to get involved. The village hall serves as a central hub for a wide variety of activities and events, including community coffee mornings, a gardening society, choral group, amateur dramatics (The Barrington Players), Pilates, Zumba, yoga, table tennis, and bridge—ensuring there is something to suit all interests. Families are also well catered for, with a highly regarded nursery/pre-school in the village that provides wrap-around care and holiday clubs.

The nearby town of Ilminster offers a comprehensive range of amenities, including a variety of independent shops, two supermarkets, bars, cafés, a post office, bank, doctors' surgeries, dentist, and optician. It is a lively community with a strong focus on cultural and recreational activities, centred around the theatre, arts centre, church, primary school, tennis and bowls clubs, as well as numerous other groups. Ilminster also benefits from excellent transport links, with Junction 25 of the M5 approximately 11 miles away and the A303 close by. Rail services are available from Crewkerne (7 miles), on the Waterloo–Exeter line, and from Taunton (13 miles), which provides connections to Exeter, Bristol, and London Paddington.

DIRECTIONS

What3words/////warms.slide.total



SERVICES

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

Ultrafast 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 D

Historically, the property was known as "Bridges" and may show up on some systems under its previous name.

Energy Efficiency Rating		Current	Potential
For energy efficient homes (new builds)			
A	92-100		
B	81-91		
C	69-80		
D	55-68	58	67
E	39-54		
F	29-38		
G	1-28		
For energy efficient homes (existing)			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		
England & Wales			
EU Directive 2002/91/EC			



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Approximate Area = 1081 sq ft / 100.4 sq m

Outbuildings = 172 sq ft / 15.9 sq m

Total = 1253 sq ft / 116.3 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). © nichecom 2026. Produced for Symonds & Sampson. REF: 1433204



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