



Beech House, 6 The Cross

Ilminster, Somerset

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Ilminster

Somerset TA19 0EH

Whether you're looking for an investment, a property with potential or multi-generational / adjoining living spaces, this unusual period property is currently laid out as two separate flats but has enormous potential subject to PP to turn it back into one large family home.



- Attached property currently laid out as two flats
 - Scope to return to a single family home
 - Two bedroom ground floor flat
 - Three bedroom first floor flat
 - Convenient town centre location
- Generous and private southerly-facing rear garden
- Garage and off road parking and scope to create more.

Guide Price **£290,000**

Freehold

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THE PROPERTY

Offering exceptional flexibility, this spacious property presents a rare opportunity to create a substantial family home or retain a layout that could provide comfortable single-level living alongside the potential for additional income. Currently arranged as two separate flats, it offers exciting scope to be reconfigured as one elegant and characterful residence.

Believed to have originally formed part of the neighbouring farmhouse, the property was rebuilt around the time of the First World War before being divided into two flats during the 1960s. The accommodation is notable for its generous proportions, high ceilings and a number of surviving period features that add charm and character.

Despite its convenient town-centre location, the property enjoys the uncommon advantages of off-road parking, a garage, and a large rear garden that is both incredibly private for such a town centre position, and enjoys a sunny aspect.

ACCOMMODATION

Although currently arranged as two self-contained flats, the property was originally one dwelling and remains separated by little more than a stud partition and cupboard within the original ground-floor entrance hall. Subject to any necessary consents, reinstating the property as a single residence would appear relatively straightforward from a practical perspective, with only minor alterations, such as the relocation of a radiator and associated pipework, likely to be required. Buyers should of course take advice regarding any planning permissions and building regulations approval that you may need.

The ground floor is presently configured as a two-bedroom flat, accessed from the rear of the property. The entrance hall retains sections of the original Edwardian tiled flooring, while a spacious dual-aspect reception room with feature fireplace has been adapted as a generous double bedroom. A second bedroom overlooks the rear garden, and the sitting room enjoys views over the front garden and features a former fireplace recess. The kitchen is situated at the rear and opens into a useful porch/sun room overlooking the garden. Adjacent to the kitchen is a bathroom which, if the property were returned to a single dwelling, could lend itself well to use as a utility room or additional ancillary space. The ground-floor flat benefits from its own gas-fired central heating system.

The first floor is arranged as a three-bedroom flat and is accessed via the original front entrance. Original tiled flooring remains in place, adding character to the accommodation. The spacious sitting room features built-in storage and display shelving, while the kitchen and bathroom offer potential for updating or reconfiguration. There are three bedrooms in total, comprising one double and two singles. Heating is provided by electric night-storage heaters, with hot water supplied via a cylinder incorporating an electric immersion heater. To the rear, a fire escape descends to the garden and provides a useful balcony area accessed from the first-floor landing.

OUTSIDE

To the front the gravelled front garden is enclosed by an old front wall and a sloping driveway to one side provides parking and access to the pre-fabricated garage. A side access path leads around to a generous garden with further outbuilding of solid construction with flagstone flooring. The rear garden is surprisingly private and enjoys a southerly aspect. It has been laid to various terraces of gravel and hardstanding for ease of maintenance, with a more recent patio area closest to the property. There is an outside tap, and two further sheds / outbuildings. There's great potential to create more off road parking, if you obtain permission to remove the wall, drop the kerb and utilise the sizeable front garden.

SITUATION

The Cross is located just a short walk from the town centre, with the Royal Oak pub just beyond the end of road and the newly combined Herne View Primary School just a few yards further on. The doctors' surgeries are located off Canal Way, and there is good access for dog walking via local footpaths and the Chard - Ilminster cycle path. A short walk takes you to the recreation ground with children's play area, cricket club, football pitches and tennis courts.

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 Co-op store and good size Tesco with ample free parking and adjoining bowls club and tennis club. There is also a town library. Ilminster Arts centre is a vibrant arts venue with licensed cafe and the town has its own well-supported local theatre. There are plenty of other places to eat too, including pubs, restaurants, cafes and takeaways. The

town has several hairdressers / beauty salons and a dental surgery. Ilminster is arguably one of South-Somerset's prettiest market towns and benefits from superb road links via the A303 and A358.

DIRECTIONS

What3words/////stunning.emulating.decoder

SERVICES

Mains electricity, gas, water and drainage are connected. Gas central heating to the ground floor flat, and electric heating currently in the first floor flat.

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

MATERIAL INFORMATION

Council Tax - Somerset Council Band A for each floor as currently laid out as two separate flats.

The ground floor bathroom is part of a flying-freehold with the former original farmhouse next door.

The adjoining property and its front wall adjoining the road is a Grade II listed building and therefore the ground floor bathroom of this property may be included within the curtilage of that listing although the property itself is not listed.

We are selling the freehold of the whole property. There were previously two separate leasehold titles but we understand they may no longer be valid. Please take advice from your own legal representative.

As the property is currently laid out as two separate flats, this will have implications for those requiring normal mortgage finance and therefore likely to be feasible only for cash buyers or those obtaining alternative forms of financing. Please contact the office for further information and speak to an independent financial advisor.

There are two separate EPC's for each flat currently - please ask the office to send you a copy of both if you would like to see them.



Energy Efficiency Rating	
Current	Potential
74	64

Energy Efficiency Rating scale: A (Green), B (Light Green), C (Yellow-Green), D (Yellow), E (Orange), F (Red-Orange), G (Red).
 For more information on energy ratings visit: www.gov.uk/government/guidance/energy-ratings
 England & Wales EPC Directive 2002/91/EC

The Cross, Ilminster

Approximate Area = 1654 sq ft / 153.6 sq m
 Outbuilding = 107 sq ft / 9.9 sq m
 Total = 1761 sq ft / 163.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Symonds & Sampson. REF: 1162307



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