



Symonds
& Sampson

Loveridge

School Lane, Seavington, Ilminster, Somerset

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Seavington
Ilminster

Somerset TA19 0QD

An attractive, individual and spacious detached home, set in an idyllic position at the end of a no-through lane with the pretty parish church and open countryside adjoining.



- Attractive detached house in beautiful setting
- Adjoining open countryside and parish church
 - No-through lane away from busy traffic
 - Offered for sale with no onward chain
- Four bedrooms including master with en suite
- Annexe potential subject to the necessary consents

Guide Price **£650,000**

Freehold

Ilminster Sales
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THE PROPERTY

A lovely, family-size home perfect for those looking for good proportions and the lovely views that being on the edge of a village brings. Within easy reach of countryside footpaths and the village community shop and hall, and just a short drive from the pretty market town of Ilminster, it's the ideal home for those looking for privacy without being too far away from amenities.

ACCOMMODATION

The property offers an appealing internal layout, beginning with a spacious and welcoming entrance hall featuring a built-in cloaks cupboard and access to a conveniently positioned downstairs cloakroom. To one side is a formal dining room, while the generously proportioned triple-aspect sitting room features a stone fireplace with a solid fuel stove. Double doors open through to a conservatory overlooking the rear garden.

The kitchen/breakfast room is well sized and fitted with a range of traditional units, complemented by tiled worktops and integrated appliances including a fridge, dishwasher, double electric oven, hob, and cooker hood. A stable door provides access to the side kitchen garden, while an adjoining utility room houses the oil-fired boiler and offers space for both a washing machine and tumble dryer.

Upstairs, the accommodation continues to impress, particularly the principal bedroom suite, which benefits from stunning countryside views, a generous range of built-in wardrobes, and an en suite shower room. There are three additional well-proportioned bedrooms, each also featuring built-in wardrobes. The family bathroom is fitted with a neutral suite, including a corner bath with shower attachment.

The property has been well maintained throughout and, while it offers potential for personalisation over time, it is perfectly suited for immediate occupation.

OUTSIDE

The property sits within a good sized plot and features an pleasant front garden, enclosed by a solid stone wall and accessed via timber gates. These open onto a generous gravelled driveway, providing ample parking and turning space. The drive continues along the side of the house to the rear, where a detached stone-built double garage is located, complete with two up-and-over doors, power, and lighting. A side pedestrian entrance leads to the rear area, where double doors provide access to an adjoining workshop/potting shed. The double garage and workshop together cover a sizeable footprint and there may be scope for conversion into annexe accommodation subject to the necessary consents.

To one side, a timber pergola supports a mature grapevine and opens onto a rear lawn with established shrub borders and mature trees. An external tap is also fitted.

On the western side of the property, there is an additional area well suited for growing produce, featuring sleeper-edged raised beds and bordered by an old stone wall that offers privacy while allowing glimpses of the nearby parish church. The oil tank is also situated to this side of the house.

SITUATION

Seavington is an attractive village made up of two small parishes, Seavington St Mary and Seavington St Michael, both with their own parish churches and sharing a lovely community shop and café, recreation ground with children's playground, village hall and pub.

Nearby, the pretty village of South Petherton also offers a range of day to day amenities although almost equidistant is the Medieval market town of Ilminster, the centre of which is dominated by the ancient Minster and a thriving range of independent stores including butchers, delicatessen, hardware store, antiques and homeware stores as well as two supermarkets. Ilminster has a convenient road access to both the M5, junction 25 lies 13 miles to the north-west and 1 mile to the A303, now dual carriageway most of the way to the M3.

There is a mainline railway station at Crewkerne c.5 miles (London Waterloo) which also has a Waitrose supermarket, and the county town of Taunton c.15 miles has a further mainline station (London Paddington) and a wider range of shopping facilities. Bath, Bristol and Exeter offer excellent cultural and shopping facilities within approximately an hour's drive. The World Heritage designated Jurassic coastline lies c.20 miles to the south.

DIRECTIONS

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SERVICES

Mains electricity and water are connected. Oil fired central heating. Private drainage via Septic Tank.

Superfast broadband is available. There is mobile coverage at the property, please refer to Ofcom's website for further details.

MATERIAL INFORMATION

Council Tax Band F



