



Symonds  
& Sampson

2 Windmill Hill  
Ashill, Ilminster, Somerset

# 2 Windmill Hill

Ashill  
Ilminster  
Somerset TA19 9NT

Requiring finishing, this spacious and extended family size home has a generous garden and parking, great views and is ready for a new owner to take on the baton and make it their own.



- Extended semi-detached house in rural hamlet
  - Generous garden and views
    - Ample parking
- Great kitchen and additional family room to rear
  - Living room with optional dining area
- Three good size bedrooms and upstairs bathroom
- Unfinished project with great potential to make it your own

Guide Price **£275,000**

Freehold

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## THE PROPERTY

If you're looking for something you can put your own stamp on, this generously proportioned family-size home has loads of potential. Already extended at the rear and with an attractively modernised kitchen, there's still scope to update and finish the remainder of the accommodation as you go along. The sizeable plot includes a good size frontage providing off road parking, side access and a long garden with loads of potential at the rear, enjoying views over the surrounding countryside. The property already benefits from double glazing and LPG gas central heating.

## ACCOMMODATION

The accommodation has a practical and clever layout with a ground floor entrance hall and turning staircase with understairs cupboard. Beyond, the sizeable kitchen has been completely upgraded already including cream fitted units and light granite worktops incorporating a double electric oven and hob with stainless steel cooker hood and ceramic butler sink giving a traditional feel. There is also space for both a dishwasher and washing machine. At the rear is an extra reception room, currently used as a more formal dining room but this would make an excellent second sitting room opening onto the garden or family / play room. The original two reception rooms have been knocked through to create a dual aspect living space with solid-fuel stove to the sitting room, and ample space if you would also like to use this area for dining, as it also adjoins the kitchen.

On the first floor, the layout allows for three good size bedrooms and an upstairs bathroom, with the two larger rooms having great

views over the countryside to the front and rear. The main bedroom has a fitted wardrobe whilst the third bedroom includes a handy cupboard housing the LPG gas boiler and shelving.

## OUTSIDE

The generous frontage provides ample off road parking, with steps and pathway leading down to the front and side doors. The long rear garden includes a seating area nearest the house, where the LPG gas bottles are also stored. The garden is currently uncultivated but is very much a blank canvas for a keen gardener or family to make the most of. At the bottom of the garden are two timber storage sheds including one particularly sizable workshop / garage size shed of approximately 6m x 3.5m.

## SITUATION

The property is located alongside a country lane in an elevated position in the hamlet of Windmill Hill approximately 1 mile from the village of Ashill. There are stunning views over the surrounding hamlet and countryside. Ashill itself is a small village community which together with the hamlet of Windmill Hill has a population of just over 500. It's brilliantly placed for those wanting to commute, having great road links via the A358 towards Taunton and via the A303 to Exeter / London. Ashill has a very well respected small primary school, pre-school, and village hall, whilst the nearby historic market town of Ilminster has a superb range of quirky independent shops including traditional hardware store, award-winning butchers and deli, grocers, restaurants, cafés and supermarkets. Other facilities are located in the neighbouring villages of Broadway and Horton, which also has an excellent primary school, two popular pubs and doctors' surgery as well as local post office.

## DIRECTIONS

What3words/////dashes.partly.gladiator

## SERVICES

Mains electricity, and water LPG gas central heating. Drainage is via a Wessex Water managed communal private system for these properties, billed through Wessex Water as normal.

Standard broadband is available. Some clients find the Starlink service a good alternative to conventional broadband in rural areas if you need fast speeds in order to work from home etc. There is mobile coverage in the area. Please refer to Ofcom's website for further information.

## MATERIAL INFORMATION

Somerset Council Tax Band B

The property has a right to use the shared pedestrian pathway between the properties which belongs to next door, although in practice there is no need as this property has its own driveway and side pedestrian access.



Energy Efficiency Rating		Current	Potential
The energy efficiency of a dwelling is measured on a scale from A (most efficient) to G (least efficient).			
A	B	C	D
E	F	G	
48		58	
Energy efficiency rating scale			
England & Wales			
EPC Directive 2002/91/EC			

## Windmill Hill, Ashill, Ilminster

Approximate Area = 1122 sq ft / 104.2 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). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1403504



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