



Sedge Barton

Ilford, Ilminster, Somerset

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Ilford
Ilminster
Somerset TA19 9EB

Set in just under an acre, this Grade II listed barn conversion is ready for a new owner to take over the baton and create their own dream home in an idyllic and private position.



- Detached Grade II listed barn conversion
- Attractive, rural hamlet within easy reach of Ilminster and good road links
 - Set in 0.92 acres (0.37 hectares)
 - Superb adjoining barn / garaging
- Scope for multi-generational living or working from home
- Gardens, paddock and further outbuildings

Guide Price £650,000

Freehold

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THE PROPERTY

Converted by the current owner more than 30 years ago, this impressive barn conversion presents an exciting opportunity for buyers seeking a rural home with scope to personalise and enhance. Located just a short drive from the charming market town of Ilminster, the property enjoys a private setting within a peaceful hamlet, offering seclusion without isolation.

In 1997, part of the neighbouring field was acquired separately, expanding the grounds to just under an acre (0.97 acres / 0.37 hectares). The property now benefits from generous gardens, a substantial driveway and frontage, a range of outbuildings including the impressive adjoining barn, and the adjacent paddock.

The adjoining barn/garaging provides exceptional versatility and potential for a variety of uses, whether as additional accommodation, an annexe for dependent relatives, studio, workspace, hobby area, or simply ideal storage for a multitude of vehicles.

ACCOMMODATION

Rich in character, the property features exposed beams, stonework and brick detailing throughout, while the well-proportioned accommodation enjoys lovely views across the south-facing rear garden from all the principal rooms. The spacious entrance hall incorporates a practical downstairs cloakroom, leading through to a generous kitchen/breakfast room fitted with a good range of units, an electric hob, double oven, and space for a washing machine. The oil-fired boiler, providing central heating and hot water, is also located here. A useful walk-in understairs cupboard offers additional storage, while a side door opens into a practical lobby linking the front and rear gardens — ideal for storing coats, boots and recycling.

Adjacent to the kitchen is a formal dining room, featuring the continuation of the flagstone flooring and a semi-open-plan layout to the hallway. The spacious sitting room enjoys views over the rear garden and direct access outside, together with an attractive open fireplace with stone hearth, creating a welcoming focal point during the colder months.

Upstairs, the landing is notably spacious and almost serves as an additional room in its own right, with attractive timber doors leading to each room. The principal bedroom is an impressive dual-aspect space with a high ceiling, exposed beams and an abundance of character, complemented by its own en suite shower room, which also enjoys a delightful outlook. There are two further double bedrooms overlooking the rear garden, along with a generous family bathroom including bath and separate shower cubicle.





OUTSIDE

The property is set well back from the country lane on which it sits, with access via its own private gates onto a substantial gravelled driveway providing plenty of parking and access to the adjoining barn / garaging. Two sets of timber double doors open up into this expansive full height barn ripe for conversion or sub division if required. To the rear is a pleasant southerly facing rear garden which enjoys a great degree of privacy with a lawn, mature shrubs and trees. Adjoining the barn is a former gravelled terrace with additional paved patio. The oil tank and private drainage system are also located within the rear garden. To the side a small gate opens into the paddock, with a small range of stone and block-built outbuildings (assumed to be former animal pens) located nearer the lane.

SITUATION

Ilford is a small rural hamlet set in a peaceful location away from busy roads, situated between the village of Ilton and the nearby villages of Puckington and Stocklinch. Ilford is located approximately 1 mile from the larger village of Ilton which offers a number of local facilities, including a pre-school and primary school, a cricket club, public house, and well supported village hall. Just 2 miles to the north-east lies the picturesque village of Barrington, known for the impressive Barrington Court, managed by the National Trust, as well as its workshops and popular village pub. Ilford is easily reached via routes from Ilminster or Puckington, as well as from the A358 road making it well positioned for transport links, with the A358 providing convenient access to the A303 road, A30 road and the M5 motorway.

Ilford is only a short drive from the pretty market town of Ilminster, which provides a good range of everyday amenities, including quirky independent shops, cafés and supermarkets, award-winning butcher, deli and dairy shop alongside high street names such as Tesco and Boots.

The county town of Taunton, approximately 9 miles away, provides a wide range of shopping, leisure and educational facilities, along with a mainline railway station offering services to London Paddington. The towns of Yeovil and Crewkerne are also within a similar distance; Crewkerne includes a Waitrose & Partners supermarket who deliver locally and both towns have mainline railway stations with services to London Waterloo.

DIRECTIONS

What3words/////applauded.circle.latest



SERVICES

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

Ultrafast broadband is available. There is mobile coverage at the property. Please refer to Ofcom's website for further details.

MATERIAL INFORMATION

Somerset Council Tax Band F

The property is Grade II listed.

Please note, the adjoining paddock has been let to the neighbouring farmer previously and therefore there is currently no boundary fence on the east side of the paddock.



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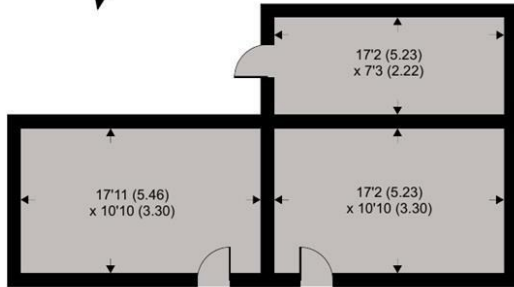
Approximate Area = 2132 sq ft / 198 sq m

Garage = 785 sq ft / 72.9 sq m

Outbuildings = 505 sq ft / 46.9 sq m

Total = 3422 sq ft / 317.8 sq m

For identification only - Not to scale



OUTBUILDING 1 / 2 / 3



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1454563



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