



FOR SALE



[Full video walk - through](#)

Seavington, Ilminster, TA19 0QR

£485,000



ORCHARDS
ESTATES

Delightful character cottage in the heart of this pretty village with the added benefit of ample off road parking and a generous garden. Having undergone extensive renovation whilst retaining many original features, the well presented accommodation comprises an inviting entrance hall with flag stone flooring and original wood panelling, a spacious living room with wooden beams, inglenook fireplace with bread oven and a good size modern fitted kitchen/diner which overlooks the garden. Upstairs are two double bedrooms and a family bathroom with roll top bath and separate walk-in shower. To the side of the property is a gravelled driveway with triple car port and a useful outbuilding. The well kept rear garden is mainly laid to lawn with an array of fruit trees and backs onto a field. With scope to extend to create a substantial family home, an early viewing comes highly recommended to appreciate all that is on offer in this idyllic location.

£485,000



LOCATION

Seavington St Mary is a small village located on the borders of Crewkerne, South Petherton, Yeovil and Ilminster. Ilminster is a medieval market town, the town centre of which is dominated by the ancient Minster church. The town developed further during the Georgian period with many of the properties being constructed in local yellow ham stone. The surrounding land is lightly wooded and is designated a special landscape area. Ilminster currently offers a full range of shopping – two supermarkets and a good range of independent shops – together with other amenities. There is a first school and a middle school as well as churches of various denominations. Ilminster has convenient road access both to the M5 at Junction 25 to the North and to the A303 on the outskirts of the town, providing a route to London / Home Counties or to the West Country. There are mainline railway stations at Taunton, Yeovil and Crewkerne. Bath, Bristol and Exeter all offer excellent cultural and shopping facilities and are within relatively easy travelling distance. The world heritage designated Jurassic coastline lies to the south along the Dorset coast – a short drive away.

Entrance Hall

Door to front, flag stone flooring, original plank and muntin oak wall, exposed stone walls, stairs to first floor, under stairs cupboard and radiator.

Living Room - 20' 7" x 19' 4" (6.263m x 5.90m)

Two front aspect single glazed windows with window seat, side aspect single glazed window, inglenook fireplace with multi fuel burner and bread oven, wooden beams, flagstone flooring, wall lights, two radiators and stable door to rear.

Kitchen/Diner - 16' 1" x 12' 6" (4.905m x 3.8m)

Two rear aspect double glazed windows, fitted kitchen comprising a range of wall and base units with solid wooden worktops, Belfast sink, integrated appliances to include induction hob with extractor over, double electric oven, dishwasher, washing machine and fridge/freezer, tiled flooring, tiled splash backs, radiator and double glazed door to garden.

Stairs & Landing

Laid to recently fitted carpet, two rear aspect single glazed windows, radiator, access to loft and doors to:

Bedroom One - 18' 1" x 13' 6" (5.501m x 4.103m) at widest point

Front and side aspect single glazed windows, decorative fireplace, wooden beams, laid to recently fitted carpet, original plank and muntin oak wall and radiator.

Bedroom Two - 14' 7" x 8' 0" (4.456m x 2.427m)

Front aspect single glazed window, wooden beams, laid to recently fitted carpet and radiator.

Bathroom - 13' 11" x 8' 2" (4.254m x 2.487m)

Two rear and one side and rear aspect single glazed windows, vinyl flooring, wooden beams, freestanding roll top bath, walk in shower, pedestal wash hand basin, WC, spot lights, extractor fan and heated towel rail.

Utility Room - 13' 2" x 10' 8" (4.002m x 3.239m)

Side aspect single glazed window, slate floor, thatched and slate, roof, WC, butler sink, access to roof space, power, lighting, radiator and door to front.



Driveway

Gravelled driveway to the side of the property accessed via gate and providing off road parking for several cars.

Car Port

Stone built with a thatched roof providing parking for 3 cars.

Front Garden

A gate opens out to a path to front door with planted areas to both sides and enclosed by wall.

Rear Garden

Initial patio area leading to a generous lawn with an array of fruit trees, backing onto a field enclosed by hedges and fencing with access to side to the driveway.

Directions

Proceed along the A303 Ilminster bypass and at the Hayes End roundabout take the 4th exit onto Harp Road. Continue along this road and at the next roundabout take the 2nd exit onto New Road. Proceed along this road past the Volunteer Inn and take the next left onto Water Street. Follow this road round past the Seavington Village Store and bear right. Continue along this road and the property can be found on the left hand side just before Scott's Hill.

AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

