STONEY LANE

gth

STOCKLINCH









Northburn, Stocklinch, Ilminster, Somerset, TA19 9JF

Ilminster 2.8 miles; Yeovil 14.9 miles; Taunton 13 miles

2 | 3 | 2 | 181.7sqm

A beautiful and energy efficient bungalow occupying a third of an acre plot on a quiet lane in Stocklinch.

Freehold Guide Price £595,000

DESCRIPTION

Enjoying a slightly elevated position and overlooking hills behind, Northburn comes to the market as a highly energy efficient and versatile property for those looking for a rural setting but not too far from local towns and amenities.

Northburn offers well proportioned light filled accommodation all round, starting at the hallway with two airing cupboards and gives access to all rooms. To the front, an impressive triple aspect living room with inset log burner and front facing folding doors allows for a pleasant outlook over the garden and access to the front patio.

At the back of the property and forming part of a previous extension, the kitchen diner spans an impressive 31m^2 of light filled floor space with two sets of folding doors to the rear garden and an upgraded atrium light in the ceiling. A hand made wooden kitchen with built in appliances to include electric oven and induction hob as well as a free standing electric Aga. A utility room with additional sink and space for appliances under the worktops is found at the back of the kitchen.

The three bedrooms are found on the Eastern side of the property, the main bedroom has built in wardrobes and an ensuite bathroom, bedroom two has built in wardrobes where as the third is single in size and could double up a study if required. A half tiled shower room with shower, hand wash basin and WC completes the internal accommodation.

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Approximate Area = 1352 sq ft / 125.6 sq m
Garage = 309 sq ft / 28.7 sq m
Outbuilding = 295 sq ft / 27.4 sq m
Total = 1956 sq ft / 181.7 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). ©nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1479362



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

OUTSIDE

Northburn sits centrally in its third of an acre plot where from the road, the sleeper lined driveway with densely packed flower beds on either side rises towards the detached double garage with electric roll up door. The front garden has been a labour of love for the current owners with fruit trees to include, apple, pear and plum to name a few. An Aluminium pergola with built in retractable roof and side screens is located conveniently on the patio to the front and next to the fish pond creating an ideal situation to relax in the privacy of the garden.

To the rear, overlooking fields and hills behind, the garden is mostly laid to lawn and enclosed by mature hedging and shrubbery. A patio to the immediate rear leads round to raised vegetable beds. A detached timber built workshop with double doors offers a great place to work on machinery, DIY or just as additional storage.

SERVICES & OUTGOINGS

We understand that mains electric, water and drainage are connected to the property. Oil fired central heating—Solar PV panels are installed at the property which more than cover the running costs of the property . **Council Tax:** *Band E.*

SITUATION

Stocklinch is a small South Somerset village with an abundance of thatched character properties together with a blend of modern houses, but still retaining the charm of a small rural community. There is a very active village hall and parish church. The village is conveniently located just north of Ilminster and close to the villages of Barrington and Shepton Beauchamp

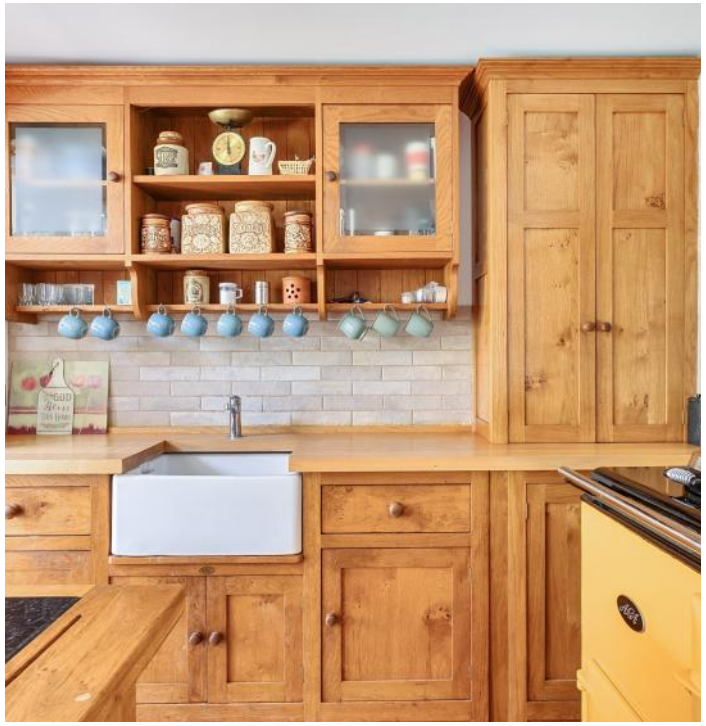
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ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1000 Mbps, highest available upload speed 220 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding.











VIEWING

Strictly by appointment with the agents

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