DOWLISH WAKE

gth

ILMINSTER









Applegarth, Dowlish Wake, Ilminster, Somerset, TA19 0NY

Ilminster 1.5 miles; Yeovil 14 miles; Taunton 15 miles

3 | 4 | 2 | 225 sq m

Occupying a third of an acre plot, this extended 1970's residence offers modern style and comfort in abundance.

Freehold Guide Price £850,000

DESCRIPTION

Bespoke solid oak front door and porch which contrasts beautifully with the Italian stone laid surrounding the property. The wonderfully light entrance hall is laid with engineered wood flooring that seamlessly flows into the reception rooms on the ground floor.

On the Western side of the house and forming part of the extension is the lounge—spanning over 30 square meters of dual aspect floor space, complete with in-built cinema surround system. A modern inset log burner creates a central focal point and a large span of folding doors allow natural light to flood the room as well as providing a pleasant outlook over the garden and patio to the rear. A centrally located dining room with another impressive span of folding doors to the rear allows easy access to from both the hallway and kitchen for convenience when hosting friends and family. The shutters in both the living room and dining room are of a high specification and tailor-made.

On the Eastern side of the house is the sleek and stylish kitchen breakfast room complete with inbuilt Bosh appliances, double oven/grill and microwave/oven, inbuilt fridge/freezer, induction hob and wine cooler. Polished Granite worktops including splash backs. Windows on three sides further enhance the amount of natural light filling the home. A utility room with additional sink and worktop space with room for appliances under leads to a downstairs WC for added convenience and access to the rear.

A front aspect study accessed from the hallway with bespoke solid oak joinery complete with storage, completes the accommodation on the ground floor allowing for a private space for homeworkers or studying.

To the first floor via the main hallway, open tread stairs with glass balustrades provide access to Applegarth's original three bedrooms—all of which are double in size and offer built in storage to maximise floor space. A large, luxury tiled bathroom with walk in shower and free standing bath is a real must see and further enhances the quality of the home.

The master bedroom is accessed by its own staircase creating a real sense of privacy and exclusivity and offers 25 square meters of light filled, dual aspect floor space. A wall of built in wardrobes creates a stylish and clean appearance to the room and another luxury en-suite shower room with electric shower fitted to combat any gas supply issues.

OUTSIDE

To the front, Applegarth is enclosed by mature hedging and partly by a low dry stone wall. Dual 5 bar wooden gates offer security ahead of recently laid permeable resin driveway (Approximately 13 years warranty remaining) and garage. A wooden gate from the driveway leads to the rear of the house. The South facing garden is laid to lawn and incredibly private, the plot wraps around from side to side and has been carefully curated by the current owners and is bordered by mature trees and shrubs bringing vibrancy and a sense of lushness to the garden. The slightly raised Italian stone patio area offers a great place to relax and entertain in the sun being easily accessible thanks to the two sets of folding doors from the living room and dining room.

SITUATION

Dowlish Wake is tucked away from main roads in a hidden and beautiful part of South Somerset.

The village is in a conservation area, surrounded by open countryside, nestling at the foot of Windwhistle Hill. It offers excellent walks and public footpaths. Perry's Cider Mill—working cider mill with farm shop, café and museum. A sports pavilion, village hall, parish church and public house (the New Inn). Numerous activities take place in the village throughout the year.

The nearest town is Ilminster (2 miles), centred on its fine Minster and market place with both independent and traditional shops, a supermarket, amateur dramatics and many other clubs and societies.







SERVICES & OUTGOINGS

We understand that mains electric, water and drainage. Combination boiler, fitted during refurb/extension as well a complete electrical rewire, update to modern plumbing and heating system. The current vendors use Sky mobile which is under coverage in the village/local area.

Council Tax: Somerset Council—Band E

DIRECTIONS

What3words:///spilling.saunas.users

ADDITIONAL INFORMATION

Broadband: superfast broadband is available—highest available download speed 50Mbps, highest available upload speed 20 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 high from River/Sea and Surface Water flooding although has never flooded.







VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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GREENSLADE TAYLOR HUNT
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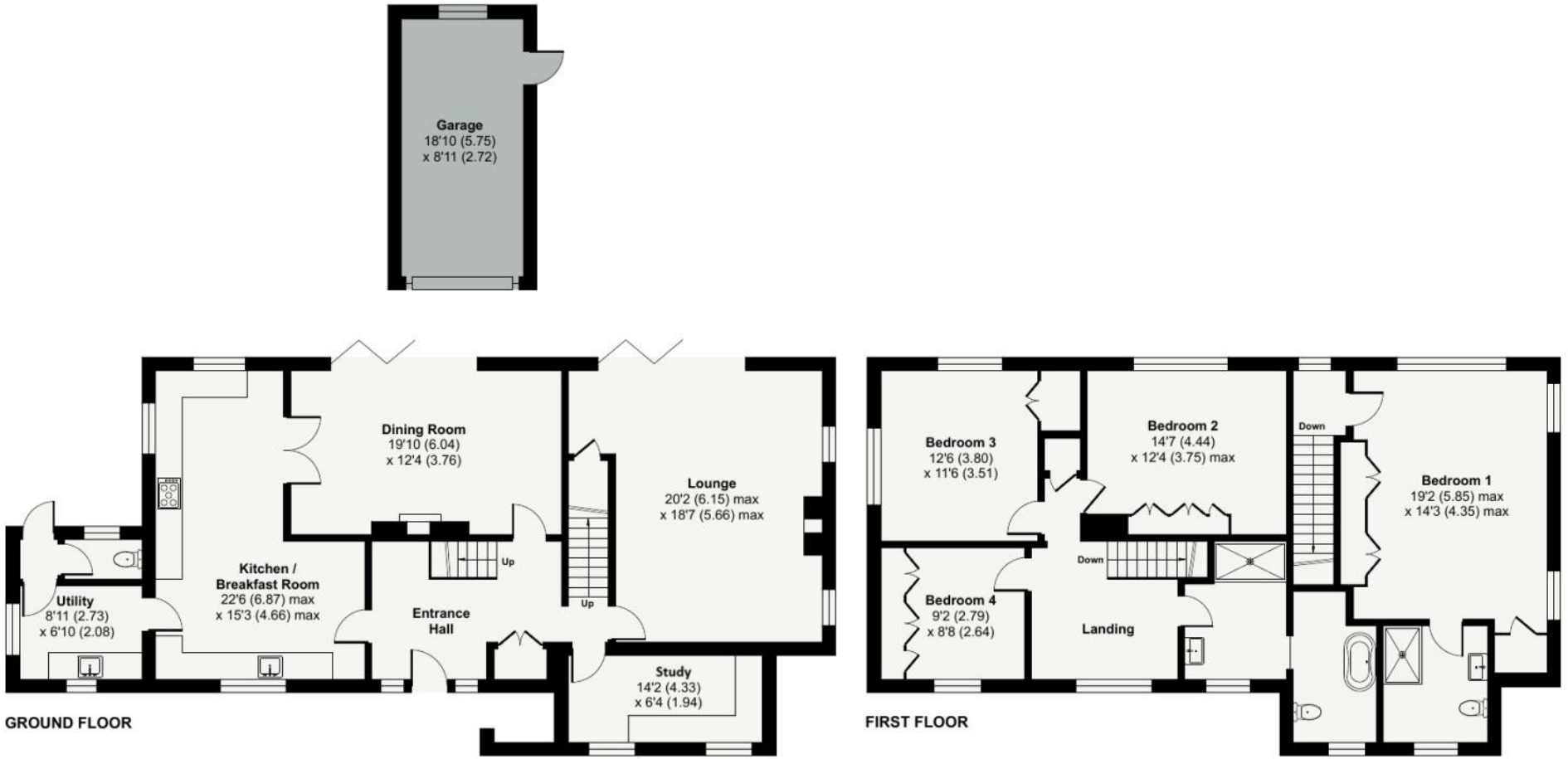
Applegarth Dowlish Wake, Ilminster, Somerset, TA19

Approximate Area = 2419 sq ft / 224.7 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 2587 sq ft / 240.3 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: 1466409

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.









