ASHWELL

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ILMINSTER









Corn Barn, Ashwell, Ilminster, Somerset, TA19 9DX

Ilminster 1 miles; Taunton 11 miles; Lyme Regis 18 miles

2 | 4 | 2 | 202.8sq

A superb semi-detached converted barn, offering a wonderful blend of character and contemporary living, set within approximately 1.45 acres of grounds in a delightful rural position on the outskirts of Ilminster.

Freehold Guide Price £625,000

DESCRIPTION

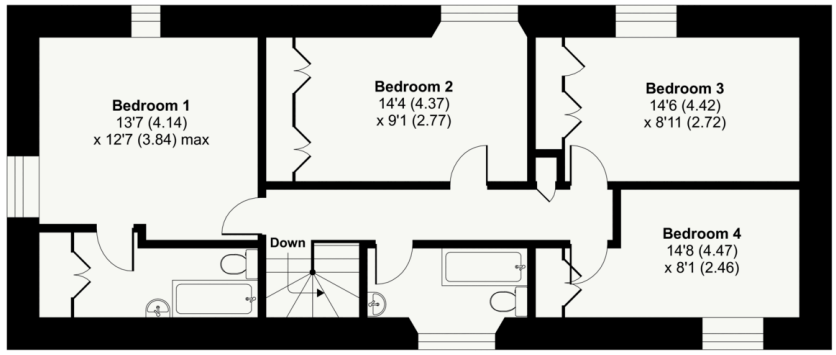
Corn Barn is a beautifully presented, semi detached barn conversion with a modern, light-filled interior, while externally retaining attractive Hamstone stone elevations beneath a tiled roof, perfectly complementing its countryside setting.

The accommodation extends to approximately 1,662 sq ft and is thoughtfully arranged across two floors. On the ground floor, a welcoming entrance hall with glazed double doors provides access to a generous dining room, positioned centrally within the home, creating a natural hub for family living. A spacious sitting room located at one end offers lovely proportions, ideal for both relaxing and entertaining with a log burner as a focal point and designed for day-to-day living with direct access to the garden. At the other end, the kitchen/breakfast room is a particularly impressive space and is well-appointed with ample worktop space and an abundance of storage in both wall and base level units. A cloakroom off the entrance hall completes the ground floor.

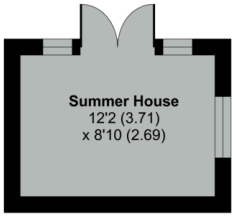
The first floor via the half turning wooden stairs offers four well-proportioned bedrooms, including a principal bedroom enjoying excellent space with an ensuite bathroom, alongside three further bedrooms, 2 double and 1 single room that are all served by a family bathroom.

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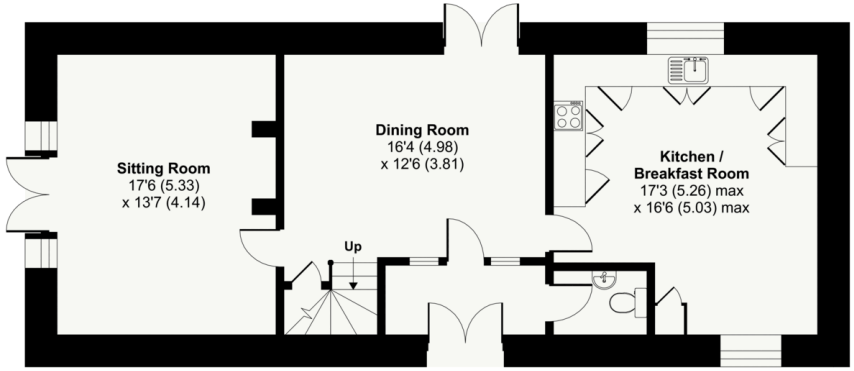
Approximate Area = 1662 sq ft / 154.4 sq m
Garage = 414 sq ft / 38.5 sq m
Outbuilding = 107 sq ft / 9.9 sq m
Total = 2183 sq ft / 202.8 sq m
For identification only - Not to scale



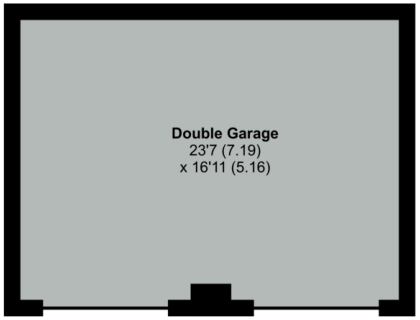
FIRST FLOOR







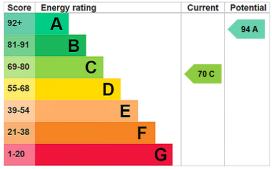
GROUND FLOOR



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Greenslade Taylor Hunt. REF: 993387

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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

The property is approached via a gravel driveway that provides ample, secure parking for multiple vehicles and leads to the detached double garage with power and lighting. The immediate gardens extend to approximately 0.5 acre, wrapping around the property and providing well-maintained lawned areas ideal for outdoor entertaining, along with a summer house offering further versatility.

To the front lies the paddock, which forms the remainder of the plot and bringing the total to approximately 1.45 acres, enclosed by hedging and fencing making it ideal for those with equestrian interests or seeking a smallholding lifestyle or just somewhere to walk the dogs. The surrounding views are particularly attractive, with open countryside creating a peaceful and private setting.

SERVICES & OUTGOINGS

We understand that mains electric & water are connected to the property. Oil fired central heating and drainage via a private system

Council Tax: *S*omerset Council—Band E

SITUATION

Corn Barn is situated about 1 mile North of Ilminster in a small rural hamlet location of 8 cottages and barn conversions surrounding the former mill. Ilminster is a medieval former market town, situated about 12 miles south east of the county town of Taunton. Surrounded by undulating open countryside designated a Special Landscape area, the majority of the town falls within a Conservation Area with many character properties built of the local mellow Hamstone.

DIRECTIONS

What3words:///learns.download.freely

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1800 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 High risk from River/Sea and Surface Water flooding.











VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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