CROCK STREET

gth

DONYATT, ILMINSTER









Honeysuckle Cottage, Crock Street, Donyatt, Ilminster, Somerset, TA19 0SH

Ilminster 3.5 miles; Taunton 11 miles; Lyme Regis 16 miles

4 | 4 | 2 | 292 sq m

A beautifully presented character country home with extensive accommodation, delightful gardens and far-reaching countryside views, extending to over 3,000 sq ft including a double oak car port & store

Freehold Guide Price £725,000

DESCRIPTION

A rare opportunity to acquire a substantial and characterful home in a desirable rural setting, offering generous accommodation, attractive gardens and versatility throughout—ideal for family living or those seeking a countryside lifestyle with space and charm.

This charming period home offers a wealth of character combined with generous and versatile living space, arranged over two floors and extending to approximately 3,139 sq ft.

The ground floor provides an excellent balance of formal and informal living areas. A particularly impressive sitting room, extending to over 28 ft, forms the heart of the home, offering a spacious yet welcoming environment, ideal for both relaxing and entertaining. Complementing this is a cosy and substantial snug, providing an additional reception space with flexibility for family living—both rooms are complimented with open fire places.

There is a well-proportioned dining room, ideal for formal entertaining, alongside a study which offers an excellent work-from-home space or potential fifth bedroom if required.

The kitchen is generously sized and forms a natural hub of the home, with ample space for preparation and informal dining. This is further enhanced by the presence a utility room, providing excellent practicality and storage, along with a ground floor cloakroom and boiler room

A conservatory adjoins the principal reception areas, enjoying a pleasant outlook over the gardens and offering additional living space filled with natural light.

To the first floor, the property continues to impress with four well-proportioned double bedrooms. The principal bedroom is notably spacious, whilst bedroom two also offers excellent proportions. The remaining bedrooms are all comfortably sized.

There are two bath/shower rooms serving the first floor, providing convenience for family living, along with access to eaves storage.

OUTSIDE

The property is approached via a gravel driveway, providing ample parking and creating an attractive entrance. The gardens are a particular feature of the property, being beautifully established and thoughtfully arranged, with a combination of lawned areas, mature planting, and well-stocked borders. The front garden is especially picturesque, with a variety of shrubs and flowering plants enhancing the character of the property.

To the rear, the gardens offer a high degree of privacy and include lawned sections ideal for families, along with surrounding hedging and planting that create a pleasant and enclosed setting. An attractive double bay, Oak framed car port with attached store, extending to approximately 144 sq ft, is positioned within the grounds and provides excellent additional storage & parking space

A covered area and separate store further enhance the practicality of the outdoor space.

The property enjoys far-reaching views across open countryside, adding to the appeal of this rural yet accessible location.

SERVICES & OUTGOINGS

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

Council Tax: Somerset Council—Band F

SITUATION

Donyatt is a small south Somerset village, with its parish church and public house. The village is surrounded by open countryside and enjoys easy access to all surrounding towns. Ilminster 3 miles, Chard 4 miles, there is easy road access to both the M5, junction 25 which lies 13 miles to the north-west and 1 mile to the A303, now dual carriageway most of the way to the M3. There are mainline railway







stations at Crewkerne 5 miles (London Waterloo) and the county town of Taunton 15 miles (London Paddington). Bath, Bristol and Exeter offer excellent cultural and shopping facilities within easy travelling distance.

DIRECTIONS

What3words:///tradition.mainframe.cavalier

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 (defined as the chance of flooding each year as less than 0.1%).







VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

15 East Street, Ilminster, Somerset, TA19 0AJ

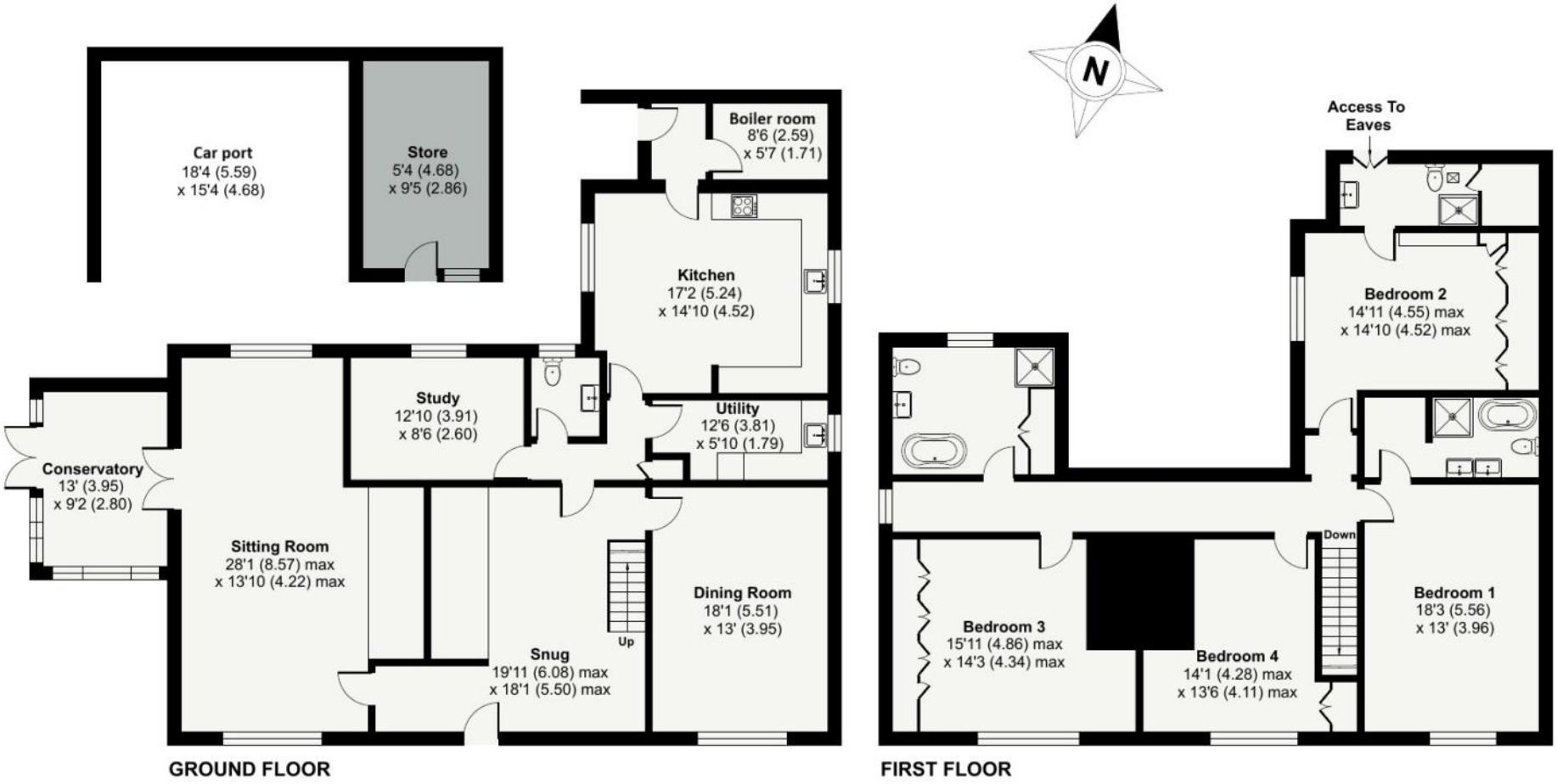
Email: residential.ilminster@gth.net

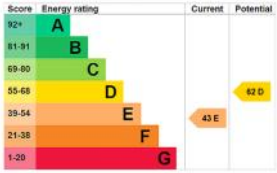
Tel: 01460 57222 | Ref: ILM220278

GREENSLADE TAYLOR HUNT
www.gth.net

Crock Street, Donyatt, Ilminster, TA19 0SH

Approximate Area = 3139 sq ft / 291.6 sq m
Outbuilding = 144 sq ft / 13.3 sq m
Total = 3283 sq ft / 304.9 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: 1450198

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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.


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