

Allenbury Cottage

Ilminster, Somerset, TA19 0JE

Key Details

Believed to date back to the 15th century, this delightful cottage successfully combines period charm with the comforts and practicality expected of modern family living. Rich in original features and full of character, the property offers generous accommodation throughout, complemented by extensive outdoor space ideal for entertaining and everyday enjoyment.

2 4 2 2,070 sq ft

Freehold

Guide Price

£775,000

- Stunning Grade 2 Listed Cottage
- 0.66 acres of Garden and Paddock
- Modernised To A Fantastic Standard
- Central village Location
- No Onward Chain



Gallery









Gorgeous character and modern features working together to create charm and comfort in every corner..

Accommodation

A traditional entrance door opens into a spacious family room, immediately revealing the cottage's warmth and character. Oak flooring extends across much of the ground floor, complemented by exposed beams, original brickwork, window seats, barn-style doors and heritage radiators.

The principal reception room enjoys a southerly aspect, filling the space with natural light. A striking inglenook fireplace with wood-burning stove creates a welcoming focal point and a single door opens directly onto the garden.

The beautifully designed kitchen/breakfast room combines practicality with sociable living, featuring extensive cabinetry, granite worktops, a central island with breakfast bar, wine cooler and additional storage. Integrated appliances include a fridge freezer, dishwasher and electric AGA with induction hob. A substantial walk-in pantry provides excellent storage and space for smaller appliances.

Adjoining the kitchen, a bright dining area forms part of a later extension and offers scope for enhancement, subject to the necessary consents. A rear lobby connects the dining area and family room, doubling as a useful utility space with laundry appliances neatly hidden behind sliding barn doors.

Upstairs, the landing benefits from built-in storage and a separate linen cupboard. The impressive principal bedroom offers a vaulted ceiling, dual-aspect windows and bespoke fitted wardrobes, creating a bright and luxurious retreat. The family bathroom is beautifully appointed with a freestanding slipper bath, separate shower, brushed brass fittings and contemporary tiling.

A further generous double bedroom enjoys its own en suite shower room, ideal for guests or independent family members. Two additional bedrooms complete the accommodation, with one equally suited as a home office or study.







Outisde

The gardens surrounding the cottage have been lovingly cultivated and provide colour and interest throughout the seasons. Established planting includes climbing roses, wisteria and honeysuckle, creating a quintessential cottage garden setting.

To the front of the property, a secluded courtyard terrace enjoys a sunny aspect and offers a wonderful space for outdoor dining and relaxation. A recently laid gravel driveway sits behind substantial timber gates and provides ample off-road parking, leading to a detached single garage with power connected.

The rear gardens are beautifully arranged, with expansive lawns, mature herbaceous borders and a pergola-covered seating area. Beyond lies the orchard, recently planted with a variety of fruit trees and providing an attractive extension of the grounds.

To one side of the cottage, a further area of garden enjoys a sunny westerly aspect and features mature planting, generous lawns and a charming summerhouse perfectly positioned to capture afternoon and evening sunshine.







Services & Additional Information

Mobile

Mobile coverage should be available via o2, Vodafone, Three & EE

Broadband

Both superfast and ultrafast broadband is available to the area.

Services & Outgoings

We understand that mains electric, water and drainage are connected to the property - Oil fired central heating.

Local Authority & Council Tax

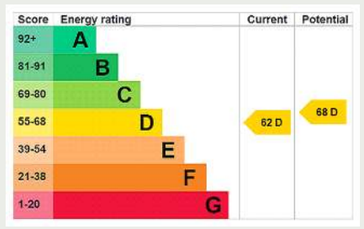
Somerset Council - Tax Band F

Plans

Internal Floor Area

2,070 sq ft

EPC Rating = D





Location

Situation

Nestled in the beautiful South Somerset countryside, Barrington is a charming and highly sought-after village that perfectly balances rural tranquillity with excellent accessibility. Located just a few miles from Ilminster, the village is renowned for its picturesque streets, attractive period homes, traditional thatched cottages and strong sense of community.

One of Barrington's most notable landmarks is the magnificent Barrington Court, a stunning Tudor manor owned by the National Trust, surrounded by beautifully maintained gardens and grounds. This historic setting adds greatly to the village's character and provides wonderful opportunities for leisurely walks and outdoor enjoyment.

Despite its peaceful rural setting, Barrington benefits from an excellent range of amenities for a village of its size, including the highly regarded Barrington Boar, an award-winning pub and restaurant, as well as an active village hall and numerous community groups, helping to create a welcoming and vibrant atmosphere.

Surrounded by rolling countryside and situated on the edge of the Somerset Levels, the village offers a wealth of scenic walking, cycling and riding opportunities. The nearby market towns of Ilminster, Crewkerne and South Petherton provide a wider selection of shops, schools and everyday facilities, whilst the A3303 offers convenient links to Exeter, Taunton and London



Directions

waggled.spots.helpers

Important Notices

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They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

For clarification we wish to inform any prospective purchasers that whilst we endeavour to make our sales particulars as accurate and reliable as possible, they have been prepared as a general guide. If there are any points which are of particular importance to you, please contact the office, especially if you are contemplating travelling some distance to view the property.

Any areas, measurements or distances are approximate and any room sizes provided should not be relied upon for carpets or furnishings. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not carried out a detailed survey, tested any services, equipment, facilities or appliances. Purchasers must satisfy themselves by inspection or otherwise.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making their own enquiries in this regard.

Viewing Health & Safety Policy

In accordance with our Health and Safety policy all parties undertaking viewings do so at their own risk. In the event of the property being a site with associated risks/renovation requirements, and if so directed by a member of GTH viewers must wear their own appropriate Personal Protection Equipment (PPE).

Viewers must be vigilant when viewing working farms/land, particularly around the farmyard and in fields containing stock. All potential purchasers are asked to observe the country code and close all gates.

If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) we/the seller cannot be held liable for any damage or personal injury or associated claim for compensation.

Contact Us

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Viewings strictly by appointment with the agents, Greenslade Taylor Hunt.

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