



Dalegarth,

Cad Road, Ilton, Ilminster, TA19 9HF

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An attractive, period stone, three bedroom cottage with a superb detached self-contained one bedroom annexe, set within private established gardens and surrounded by open farmland.

THE AGENT SAYS ...

This period detached cottage has stone elevations beneath a tiled roof, originally it is believed to have comprised a carpenter's workshop forming part of the Wyndham Estate. It now provides a very comfortable family home of immense charm and character and has been sympathetically renovated and extended with a large extension to the rear of the property. The current owners have recently replaced all the windows and main doors. In addition to a new oil tank and condensing boiler, which has improved the overall efficiency and running costs. The entrance porch off to the side of the kitchen has also been upgraded including new windows and sliding doors along with flooring.

THE ACCOMMODATION

In summary, the accommodation provides: entrance porch with front door opening into the sitting room, a lovely room full of character with a stone faced fireplace and inset glass fronted wood burning stove situated on a flagstone hearth. Part exposed stone work, window seat to the front elevation opening through to dining room/study with a stone faced fireplace with one wall in exposed stone and a window seat on the front elevation.

The kitchen/family room is a lovely addition to the property and divided into kitchen and dining area with the kitchen being comprehensively fitted with a range of oak fronted base and wall mounted units with inset halogen hob with extractor hood over. Further built in electric oven, built in washing machine and dishwasher, under stairs storage cupboard.

The dining area enjoys a wonderful triple aspect with southerly views over the surrounding farmland and garden, sliding doors open to the rear.





The boot room/porch gives access to the garden. There is a rear entrance hallway with cloakroom with white low-level suite and pedestal wash hand basin. A brand new condensing boiler serves the domestic hot water and central heating system,

THE FIRST FLOOR

Landing with two hatches to the loft space. Master bedroom enjoying a wonderful southerly aspect and overlooking the adjoining farmland and to wooded hills in the distance. En suite shower room with white suite comprising shower enclosure with 'Mira Go shower' unit, pedestal wash hand basin and close coupled WC.

Bedroom 2, another good sized double room enjoying an attractive double aspect with exposed floor boards and built in wardrobes with shelf and hanging rail. Bedroom 3 with two windows on the front elevation, built in wardrobe with fitted shelf.

Family bathroom with white suite comprising panelled bath with mixer tap and shower attachment, separate 'Mira Sport' shower unit over, close coupled WC and vanity basin with cupboards below and matching wall units, tiling at full height to two walls. All the carpets and flooring are brand new.

THE ANNEXE

Brick and rendered elevations beneath a slate roof, this detached annexe is also double glazed, with electric heating and provides the following accommodation: Front entrance door opening into the kitchen/dining room fitted with a range of cream fronted base and wall mounted units with fitted work surfaces and inset sink, stairs to first floor with under stairs storage cupboard.

Bedroom with window on the side elevation. En suite shower room with white suite comprising tiled shower enclosure, pedestal wash hand basin and close coupled WC.

First Floor sitting room, a light and airy room enjoying a triple aspect with four Velux roof lights and double-glazed window on the south elevation affording attractive views towards Ilminster.

GARDENS

Dalegarth stands in good sized gardens extending in total to almost 0.25 of an acre, laid predominantly to lawn and enjoying a pleasant south westerly aspect. Immediately adjoining the property can be found a paved terrace with inset wall and shrub borders. A pretty picket fence with gate divides the garden into two areas. Within the garden can be found two timber framed garden sheds, summer house and two aluminium framed greenhouses and a vegetable garden. The gardens adjoin open farmland and are enclosed by hedging and enjoy a high level of privacy. On the east side of the property can be found a concrete parking area providing parking for three cars.









Dalegarth occupies a rural location surrounded by open farmland and standing very much on its own, it enjoys virtually 360 degree views over the surrounding area. Despite enjoying a rural location, the property is well placed being located between the villages of Ilton and Barrington, which between them provide amenities to include primary school, pub, church, village hall, garage and playing field. The property is about 1.75 miles from the A358 with fast and convenient access to Ilminster and the A303 to the south and Taunton and the M5 motorway to the north.

DIRECTIONS

Leave Taunton in a southerly direction on the A358 heading towards Ilminster. Continue past the villages of Hatch Beauchamp and Beercrocombe and turn left signposted Ilton and Barrington Court. Continue on this road for 1.75 miles ignoring the left hand turn into the village and the property will be found on the right hand side adjacent to the entrance to Burleaze Farm.

SERVICES

Mains water and electricity. Private drainage. House - oil central heating. Annexe - electric heating.

LOCAL AUTHORITY

South Somerset Council. House Tax Band D; Annexe Band A

ENERGY PERFORMANCE CERTIFICATE

Rating E

Humberts

1 Tower Street
Taunton
Somerset
TA1 4AR

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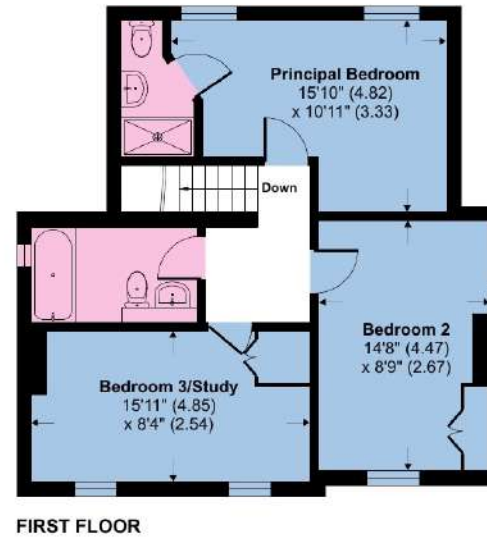
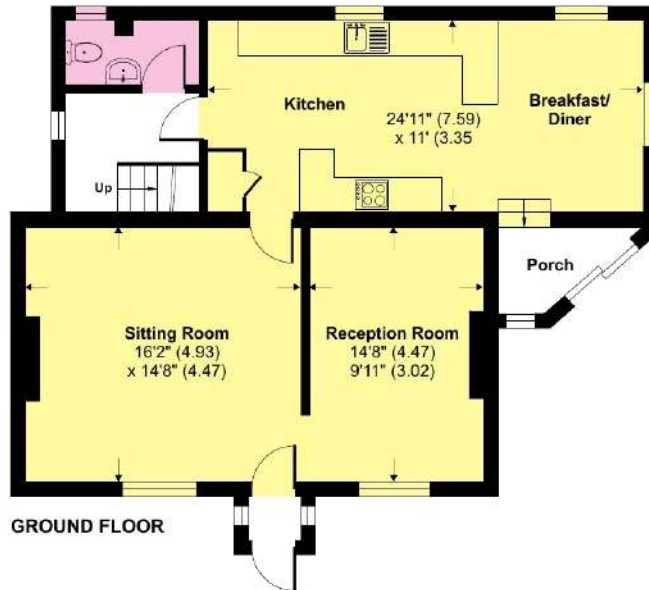
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Approximate Area = 1421 sq ft / 132 sq m (excludes void)
 Annexe = 530 sq ft / 49.2 sq m
 Total = 1951 sq ft / 181.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1202041

AGENTS NOTE:

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