



Jackson-Stops  
& Staff



Ilton Court ILTON, ILMINSTER, SOMERSET



## Features

- Porch
- Reception Hall
- Drawing Room
- Dining Room
- Sitting Room
- Staircase Hall
- Cloakroom
- Well-Fitted Kitchen with Aga
- Rear Porch
- Principal Bedroom
- Two Family Bathrooms
- Three Further Bedrooms
- Study / Bedroom Five
- Lych Gate Entrance
- Summer House
- Double Garage
- Beautiful Gardens
- Small Copse with Tree House
- Butterfly Garden

**In all about 0.695 hectares  
(1.716 acres)**



A beautifully presented seventeenth century village house set in delightful gardens



## Communications

The A303 is within a few miles drive via the A358, providing fast and easy access to London and the M5 motorway (Junction 25) can be joined at Taunton, providing fast access to Exeter, Bristol and The Midlands. Taunton also has a main line railway station with fast trains scheduled to arrive at London Paddington within an hour and forty five minutes. Exeter and Bristol airports are also within easy reach, providing regular flights to the Continent, and Bristol also having flights to The USA. For those wishing to travel to the Continent by ferry there are ports at Plymouth, Weymouth and Southampton.

- Ilminster 3 miles
  - Taunton 7 miles
  - Exeter 33 miles
  - Bristol 52 miles
- (distance/times approximate)

## The Location

Ilton Court is set on the edge of this conveniently situated village, with its cricket pitch, pub, village hall and livery yard. The village is well placed for a number of useful destinations and communications, being only three miles from the small town of Ilminster with its range of traditional and day-to-day amenities. Barrington is nearby, famous for its court and abundance of period houses and cottages, and Taunton, the County Town of Somerset, with its excellent range of schools and sporting facilities. Other well-known independent schools are also within easy reach, including Sherborne, Bryanston, Hazlegrove and Millfield.





## The Property

This beautiful, old house is one of the principal properties of the area and its origins are believed to date back to 1550, but the present house dating back to the 17th Century. It is Listed Grade II, as being of Historical and Architectural Interest and is certainly worthy of its listing, retaining a wealth of period features. These include a handsome fireplace in the dining room with cut stone surround, a further beautiful fireplace in the drawing room and an inglenook fireplace in the sitting room. The house has been well restored over the years to preserve its character, and great care and attention has been the theme to add modern conveniences within true keeping of the original house. There is an excellent blend of good reception space, and bedrooms on the first floor with two well fitted bathrooms, all steeped in character.













## Gardens and Grounds

Ilton Court is approached through an enchanting thatched lych gate entrance with fully automated electric gates and a gravelled drive leading around to the **Detached Garage**. The gardens are truly delightful, with many areas of interest including a pretty thatched **Summer House** with open fire, cupboards and refrigerator. A **Rose Garden** and Pond, a **Sunken Garden** with circular **Pergola** adorned with wisteria, roses and jasmine with an Astrolabe with box hedging. Other features include a **Butterfly Garden** with well-chosen buddleias, a Stream with a pretty **Bridge**, an avenue of beech trees and a Formal Garden lies to the front of the house with climbing roses, box hedging and a well-trained Pyracantha. A small **Copse** lies to the south west and a number of mature trees provide a home for an intriguing **Tree House**. **The gardens and grounds amount to about 0.695 hectares (1.716 acres).**







## Property information

**Postcode:** TA19 9EY

**Services:** Mains electricity, water and drainage. Oil fired central heating.

**Local Authority:**

South Somerset District Council

The Council Offices

Brympton Way, Yeovil

Somerset

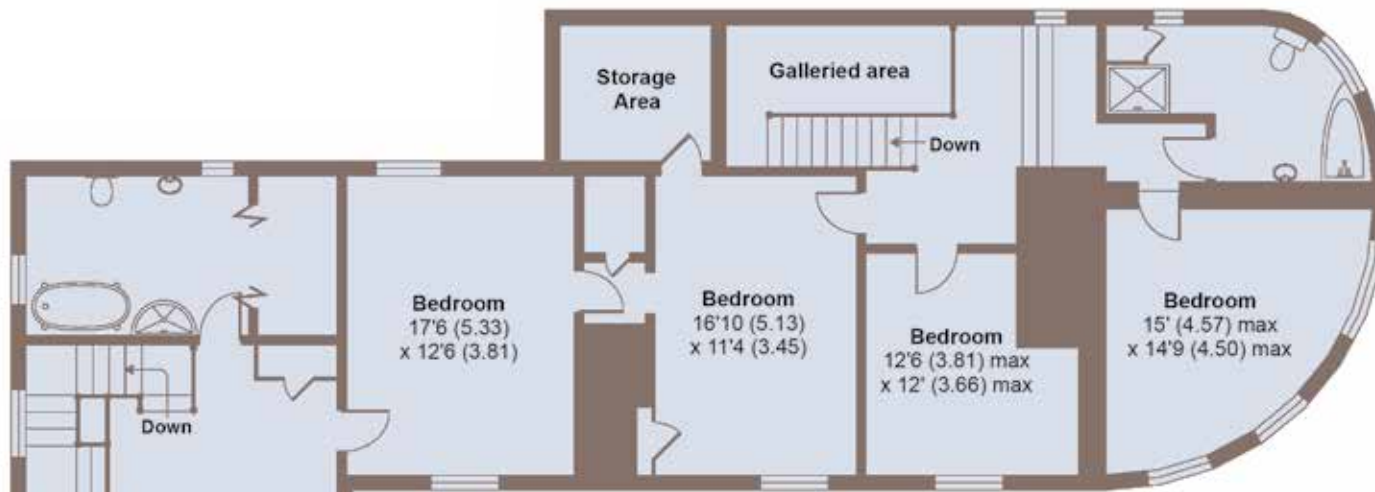
BA20 2HT

[www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)

Telephone: 01935 462462

**Tax Band:** G

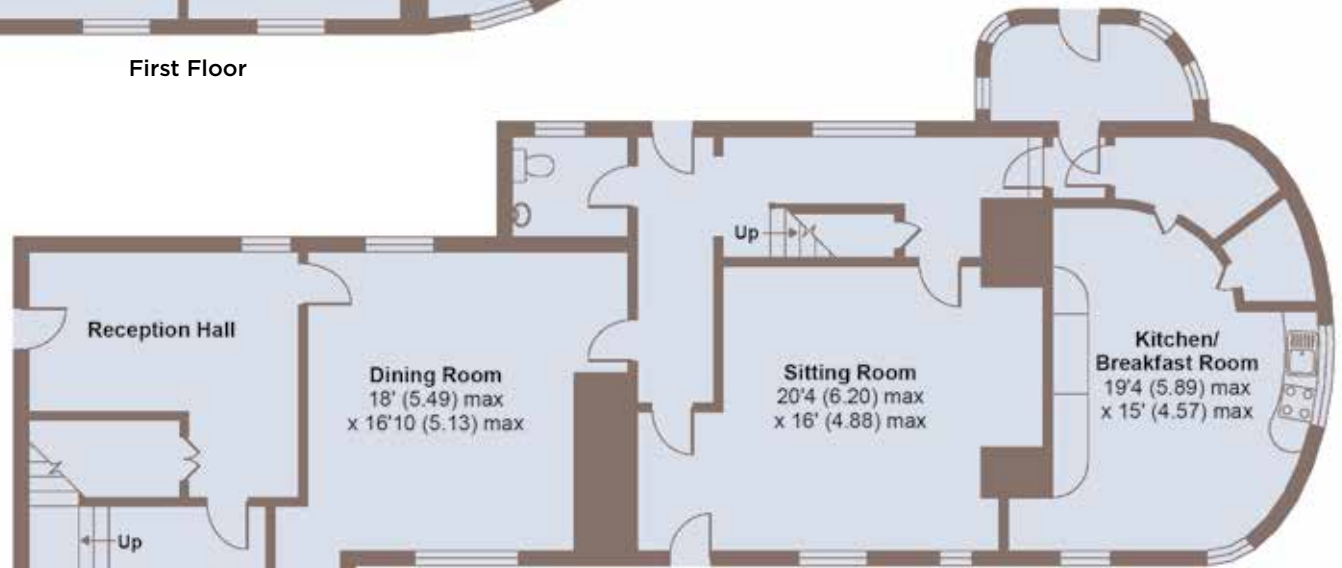
**Viewing:** Only by appointment with Jackson-Stops & Staff. Tel: 01823 325144



First Floor



Principal Bedroom  
17'5 (5.31) max  
x 16'10 (5.13) max



Ground Floor

Approx. Gross Internal Area  
4085 sq ft / 379.49 sq metres  
(Excludes outbuilding & includes garage)



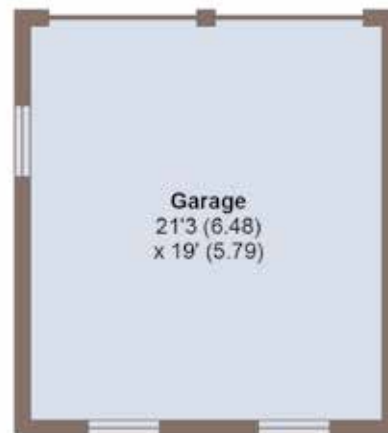
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Based upon the Ordnance Survey Map with permission of the Controller H.M.S.O. Crown Copyright reserved.



Outbuilding



### Local Directions (Post Code: TA19 9EY)

From the A303 at Ilminster, take signs to Taunton and after about one mile, turn right sign posted to Ilton. Proceed along this road, bearing left at the first junction and take signs into the village. Ilton Court is the first thatched property found on the left hand side.

Details prepared July 2013. Photographs taken June 2013.



**Important Notice:** Jackson-Stops & Staff, their clients and any joint agents give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Jackson-Stops & Staff**  
8 Hammet Street, Taunton  
Somerset, TA1 1RZ

Taunton Office 01823 325144  
taunton@jackson-stops.co.uk  
[www.jackson-stops.co.uk](http://www.jackson-stops.co.uk)