

1 Bedford Cottages, North Street

STAGS

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Shepton Beauchamp, Ilminster, Somerset TA19 0LY

Barrington 1.7 miles South Petherton 2.7 miles Ilminster 4.3 miles. Crewkerne 6.7 (railway station London-Waterloo)

A charming South facing Hamstone End of Terrace Cottage with loft conversion & beautiful cottage gardens within walking distance of all village amenities. 2 Double Bedrooms, 2 Reception Rooms. No onward chain. EPC Band F.

- Sitting Room with beautiful fireplace & woodburning stove
- 2 Double Bedrooms & Bathroom
- Side Access to generous picturesque cottage gardens
- Freehold
- Dining Room, Kitchen/Breakfast Room
- Loft conversion with 2 attic rooms
- Sun deck, outside bar, shed, greenhouse and summerhouse
- Council Tax Band C

Guide Price £275,000

SITUATION

1 Bedford Cottages is set back from the road in an elevated position facing South with views of the Church and easy access to scenic walks in every direction - perfect for countryside and dog lovers alike. The village enjoys an excellent range of day to day amenities including village shop, public house, church, primary school, hairdressers and village hall and has a fantastic community spirit. Positioned midway between Taunton and Yeovil the property also benefits from good access to the A303. The neighbouring village of Barrington is home to the renowned Barrington Boar gastro pub together with the National Trust's Barrington Court both of which are within walking distance. The surrounding area is well served by the popular market towns of South Petherton and Ilminster, both offering a wider selection of independent shops, artisan retailers, educational facilities and everyday amenities.

DESCRIPTION

Built of Hamstone elevations under a tiled roof the property has a small front garden, side access to the rear and a beautiful larger than average rear cottage garden. Over the last 5 years all the windows and the French doors to the rear have been replaced together with the boiler and most of the radiators. Inside the property retains character and charm with period features including beautiful Hamstone fireplaces, window seats, exposed stone walls and deep window cills. The conversion of the attic space now provides two further rooms; one used as an office and the other as a store. The rear garden is a real feature of the property, gently tiered and private with lawns, rose borders, raised beds and a superb wooden deck with pergola over at the top facing South with outside bar, summerhouse and shed.







ACCOMMODATION

Steps up from the pavement along a flagstone path rising again to the original wooden front door. Opening into the Sitting Room, a lovely room with a feature handsome Hamstone fireplace with inset woodburning stove, exposed stone wall, window seat, understairs cupboard housing the gas fired combi boiler. Stairs rise via a wooden door to the first floor. Original flagstone flooring continues into the adjoining dining room with wooden sliding door, wood panelling and window seat. Both rooms face South and are light and airing. The bathroom has been updated and is fully tiled comprising bath with shower over, WC, wash hand basin and towel rail. A half glazed door from the sitting room leads into the kitchen/breakfast room a lovely room with windows and French doors overlooking the garden. There is a range of shaker style wall and floor units with a stainless steel sink, work surfaces, plumbing and space for a dishwasher and washing machine with space for a freestander cooker, fridge/freezer and tumble dryer. There is a useful built-in cupboard and French doors opening into the garden.

On the first floor is a spacious landing with Velux window, display niche and work top with storage cupboard beneath. Both bedrooms face South with views of the Church and have deep cills, Bedroom 1 is a generous room with a range of built-in wardrobes and Bedroom 2 has a fabulous feature Hamstone fireplace refashioned into a wardrobe. Stairs rise from the landing with restricted head height to a converted loft with 2 attics rooms both with Velux windows and one is currently being used as an office.

OUTSIDE

To the front of the property in a small area of garden with roses set behind a lovely old brick wall, a pathway leads around to the side with access to the rear via a wooden gate. There is space for the bottled gas for the boiler, recycling and bins.

The rear garden is fully enclosed by fences, hedging and is partly walled along the rear boundary. A pathway runs along the rear of the property, and there is a small shed near the back door housing a freezer and has canopy porch over. Blue lias steps lead up to the raised beds surrounded by herb and flower and shrub borders, the garden is laid out in a cottage style with roses and is gently tiered rising with areas of lawn, a lilac tree underplanted with a circular flower border and steps lead up to the decked sun terrace with pergola adorned with climbing roses, jasmine and clematis. Adjoining the deck is a summer house and outside bar – this lovely area at the end of the garden faces South and is ideal for summer entertaining. There is a large wooden shed, log store, greenhouse and productive soft fruit cage with gooseberries, raspberries and rhubarb. Outside tap.

SERVICES

Mains electricity, drainage and water are connected.
Bottled gas fired central heating with boiler serviced annually.
Mobile coverage: EE, Three, O2 and Vodafone (some service may be limited - Ofcom)
Broadband : Standard, Superfast and Ultrafast (Ofcom)
Flood risk status : Very low risk (Environment agency)

VIEWINGS

Strictly by appointment through the vendors selling agent, Stags, Yeovil office. Telephone 01935 475000.

DIRECTIONS

From Seavington St Michael and after 0.5 mile turn right to Shepton Beauchamp follow the road over the crossroads and into the village. Proceed past the Church and The Duke of York pub and follow the road for less than 200 yards where the property will be found on the left hand side identified by our For Sale Sign. What3words///credible.gearbox.swoop

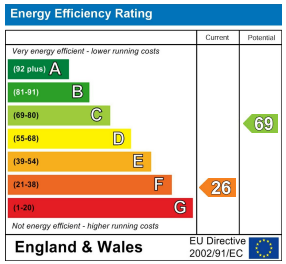






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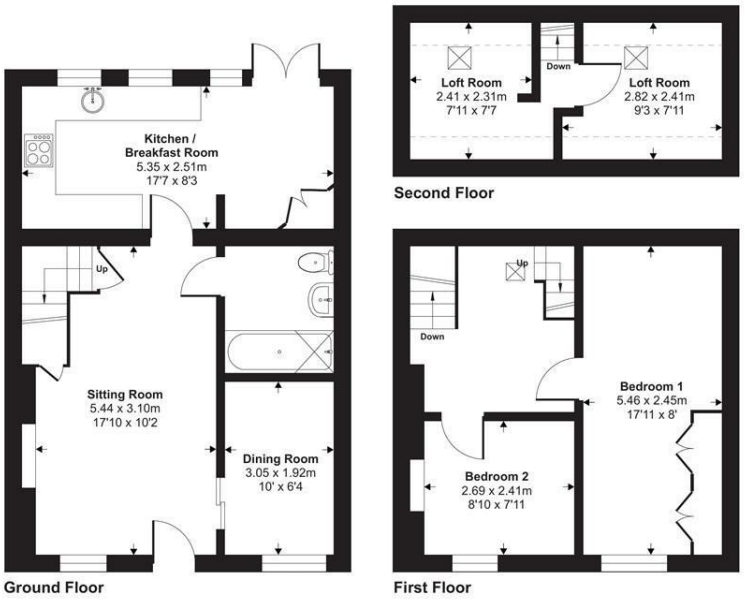


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Approximate Area = 896 sq ft / 83.2 sq m
Limited Use Area(s) = 43 sq ft / 3.9 sq m
Total = 939 sq ft / 87.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1471109