



RAPPS COTTAGE

RAPPS, ILMINSTER, SOMERSET

JACKSON-STOPS 

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A BEAUTIFULLY PRESENTED SOMERSET
LONGHOUSE OF IMMENSE CHARACTER
AND CHARM WITH COTTAGE ANNEX SET IN
DELIGHTFUL GARDENS.



COMMUNICATIONS

- ILMINSTER (A303) 2.4 MILES
- TAUNTON 10.5 MILES
- M5 MOTORWAY (JUNCTION 25)
9.5 MILES
- YEOVIL 16 MILES

(ALL MILEAGES/TIME
APPROXIMATE)

FEATURES

- Entrance Porch
- Cross Passage Hall
- Sitting Room
- Study
- Dining Room
- Beautifully Fitted Kitchen
- Rear Hall / Library
- Utility Room
- Cloakroom
- Garden Room
- Four Bedrooms
- Two Bathrooms
- Detached Converted Barn
- Beautifully Stocked Gardens
- Gazebo and Parterre
- Terrace
- Garden Office / Chalet
- Ample Gravel Parking

In all about 0.2 Hectares (0.486 Acres)



THE PROPERTY

This truly delightful period cottage has in recent years been refurbished to a very high standard and now offers a highly appealing characterful home with all modern conveniences. Worthy of its Grade II Listing the property exhibits many period features including the flagstone hall, pretty leaded light windows many of which have been replaced, beamed ceilings and well preserved inglenook fireplaces. The property offers particularly good reception space with a charming sitting room with inglenook fireplace and a door that leads into a study. The kitchen has been particularly well designed and fitted by John Lewis of Hungerford and includes granite topped cabinets with attractive tiled surrounds and good quality appliances and from which there is access to the David Salisbury designed and created Garden Room which stretches across the rear of the house. The principal bedroom has huge character and enjoys lovely open views. A guest bedroom and two further bedrooms are all served by a beautifully fitted bathroom and a shower room with Fired Earth furniture. In addition to the main house there is a thatched barn which provides intriguing one bedroom accommodation with a lovely sitting room that doubles up as a second bedroom, kitchen area and well fitted shower room. This would be ideal for AirBnB or having friends to stay.

THE LOCATION

Rapps Cottage fronts onto a tiny lane which is found just off the road giving easy access to the A358 and in turn onto the A303 at Ilminster. The property is close to the charming country town of Ilminster that offers a broad range of high quality local shops. Taunton, the county town of Somerset, is a little further away and has excellent shopping with good schools, both in the independent and state sectors, and recreational opportunities including a Race Course and the Somerset County Cricket Ground. There are many good golf courses within easy reach. Its communications are excellent for part time commuting with fast and easy road access to Exeter and Bristol, with their airports, as well as to London; Taunton has a station with fast trains, scheduled to arrive in Paddington in one hour and forty – five minutes. Crewkerne, twenty minutes away, has regular trains to Waterloo.





ANNEXE



ANNEXE



ANNEXE



GARDENS AND GROUNDS

Traditional gates lead into Rapps Cottage and open out to ample gravel parking. Lawned gardens stretch out to the south and have a number of mature apple trees, other fruit trees, and a small kitchen garden with a detached timber garden office / chalet. Further lawned gardens stretch across the rear of the property adjoined by a deep natural lime stone terrace providing excellent summer entertaining space, deep shrubberies and pretty parterre adjoining the detached gazebo and enjoying lovely outlooks across the garden. There is a further terrace to the north with a pergola, roses and jasmine. Lawned gardens stretch across the front of the property to the west which is adorned with climbing roses.

PROPERTY INFORMATION

Postcode: TA19 9LG

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

Local Authority:

South Somerset District Council
The Council Offices
Brympton Way, Yeovil
Somerset
BA20 2HT

www.southsomerset.gov.uk

Telephone: 01935 462462

Tax Band: G

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: Only by appointment with Jackson-Stops
Tel: 01823 325144

LOCAL DIRECTIONS (POST CODE: TA19 9LG)

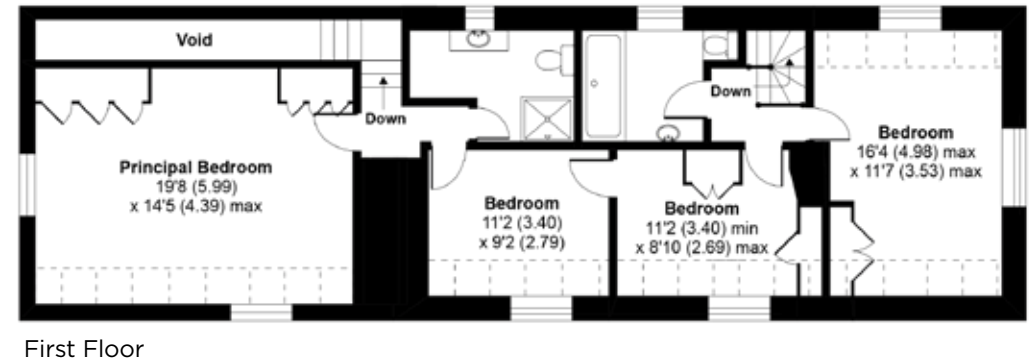
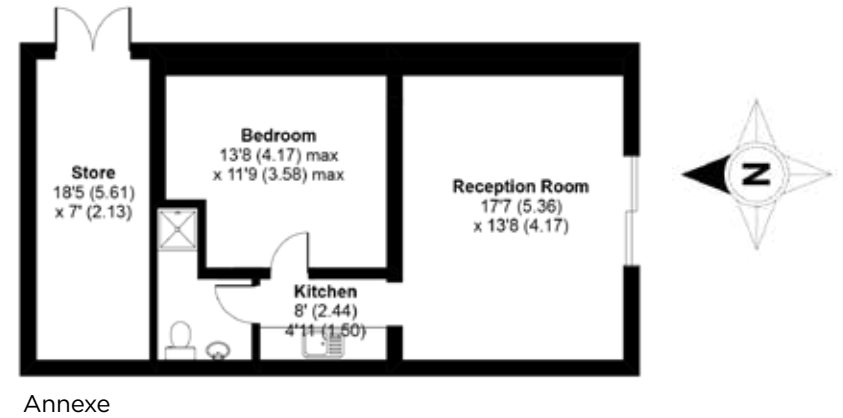
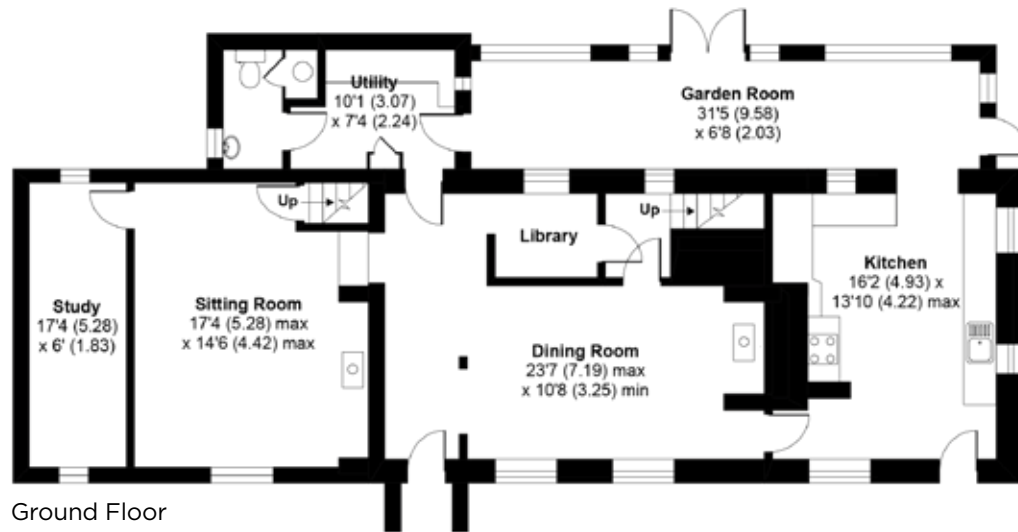
From Taunton proceed in an easterly direction on the A358, passing under the M5 motorway and continuing through Henlade and straight over the Thornfalcon junction. Proceed for approximately seven miles, carefully looking out for a sign to the left to Ilton and Barrington Court. Take this road for approximately a quarter of a mile and Rapps Cottage will be found on your right.



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TOTAL APPROX. FLOOR AREA 2835 SQ FT / 263.4 SQ M
(EXCLUDES RESTRICTED HEAD HEIGHT, VOID & STORE / INCLUDES ANNEXE)

Denotes restricted
head height



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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onTheMarket.com

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