Symonds & Sampson



Dalegarth

Cad Road, Ilton, Ilminster, Somerset

Dalegarth

Cad Road
Ilton
Ilminster
Somerset TA19 9HF

Set in 0.22 acres (0.09 hectares) with views over farmland, this attractive period cottage comes with a superb detached self-contained annexe offering income potential or room for relatives.

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- Set in 0.22 acres of attractive and productive gardens
- Edge of village location
- Views over farmland
- Super self-contained annexe
- Spacious and family-friendly accommodation
- Handy for excellent road links and the pretty town of Ilminster

Guide Price £575,000
Freehold

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THE PROPERTY

Whether you're supporting dependent relatives or simply interested in earning some extra income, this charming period cottage offers versatile possibilities. Set on a plot just shy of a quarter acre, the property features beautifully maintained, secure gardens—perfect for growing your own produce and ensuring a safe and enjoyable space for both pets and children. Located on the outskirts of the village, the cottage enjoys lovely countryside views across fields at both the front and rear. It's conveniently just a short drive to the picturesque town centre of Ilminster, and offers excellent access to the A358, M5, and A303 for easy commuting. The home has seen numerous improvements, including new UPVC double-glazed windows and external doors, a new oil tank installed in 2024, and updated carpets and flooring throughout.

ACCOMMODATION

A charming stone porch welcomes you into a spacious sitting room, complete with a window seat and a lovely stone fireplace housing a multi-fuel stove—perfect for cosy evenings during the cooler months. Off to one side, a versatile adjoining reception room offers the ideal space for a family room or playroom, and could easily serve as a formal dining room if desired.

Stretching across the rear of the home is a generously sized, family-friendly kitchen/dining area with a partially vaulted ceiling. There's plenty of room for a large dining table, and the fitted units include an integrated electric oven and hob, dishwasher, and washing machine. Triple-aspect windows fill the room with natural light and offer beautiful views to the south and west. Sliding doors lead out to a practical side porch, which also serves as a convenient boot room. Just beyond the kitchen, a rear lobby provides access to a downstairs cloakroom that also houses the oil-fired central heating boiler.

Upstairs, the master bedroom is situated at the rear of the cottage and enjoys a southerly outlook over open farmland. It features a tastefully finished en suite shower room. Two additional double bedrooms offer lovely views over the garden and surrounding countryside to the front. The modern family bathroom includes a white suite with a double-ended bath and shower over, concealed cistern WC, and a vanity unit with integrated wash basin and matching cabinetry.













THE ANNEXE

Previously run as a successful holiday let, the annexe offers excellent flexibility. The current owners are open to negotiating on any furnishings or extras that might benefit a new owner wishing to continue using it for this purpose. Fully self-contained, it allows guests to come and go independently, while its close proximity to the main cottage also makes it ideal for use by a dependent relative.

The layout is well-suited to single-level living, with a ground floor bedroom and shower room located beside a spacious kitchen / dining space. Upstairs, a mezzanine level provides a bright additional living area, thanks to Velux windows that fill the space with natural light. This upper level would also make an ideal home office or creative studio for those working from home.

OUTSIDE

To the east of the cottage, a concrete hardstanding offers generous off-road parking and includes a gated access leading to the rear and the adjacent detached annexe. The gardens are primarily located to the south and west, providing a high level of privacy, screened from the village road by mature hedging and secure, pet-friendly fencing.

Next to the cottage is a spacious paved terrace—ideal for outdoor dining and entertaining—framed by raised beds and adjoining lawn areas. Beyond a charming picket fence, the garden continues westward, featuring a range of productive vegetable plots, two timber garden sheds, a summerhouse, and a pair of aluminium-framed greenhouses.

Adjacent to the annexe, there's a smaller private garden area with space for a bistro table and chairs, and a pathway leading around to the rear of the main house.

SITUATION

The property is located towards the outskirts of the village of Ilton, along Cad Road with countryside views to the front and rear. The village of Ilton is very accessible either via Ilminster / Puckington







or the A358. It lies just a few minutes' drive from the pretty market town of Ilminster, offering day to day amenities including a superb range of independent shops, high street names and supermarkets and is also well placed for road links via the A358 to the A303, A30 and M5. Ilton itself benefits from facilities including a pre-school and primary school, cricket pitch, public house, village hall and riding stables / livery yard. Taunton (9 miles) the County Town, provides a comprehensive range of recreational, scholastic and shopping facilities, as well as a main line railway station (Paddington line). Yeovil and Crewkerne (with its Waitrose supermarket) lie within a similar distance and also have main line railway stations (Waterloo line).

DIRECTIONS

What3words//////pursue.circle.lofts

SERVICES

Mains electricity, and water are connected. Private drainage via new sewage treatment plant installed Autumn 2026. Oil fired central heating in the main cottage via combination boiler installed in 2021. Electric heating and hot water in the annexe.

There is mobile signal in the area. Please refer to Ofcom.org.uk for full details of network coverage.

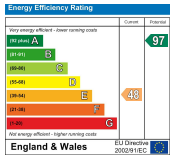
Ultrafast broadband is available.

MATERIAL INFORMATION

Somerset Council Tax Band D

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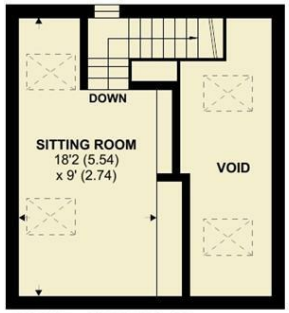


Ilton, Ilminster

Approximate Area = 1421 sq ft / 132 sq m
Annexe = 494 sq ft / 45.9 sq m (excludes void)
Total = 1915 sq ft / 177.9 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 2025. Produced for Symonds & Sampson. REF: 1317018





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