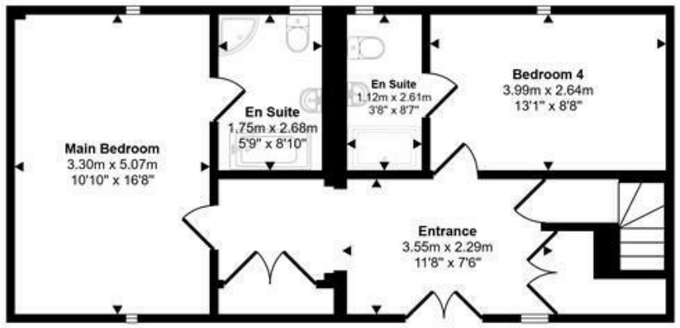
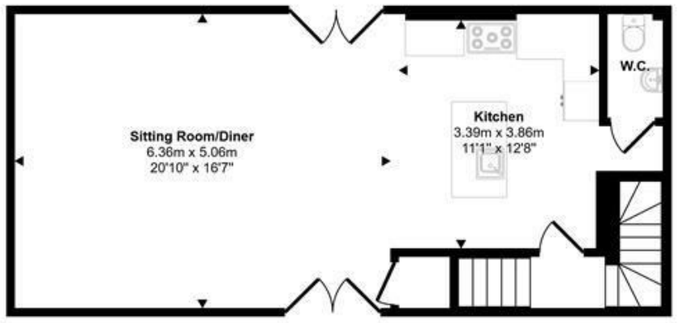
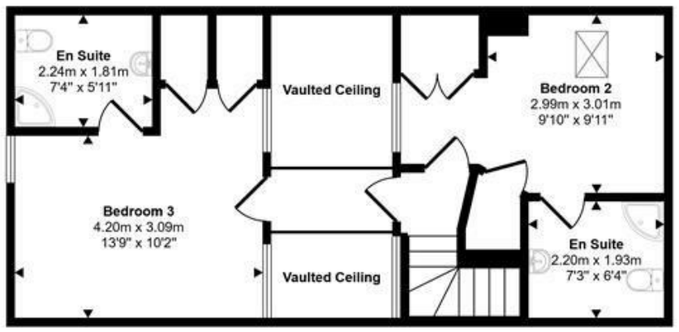
Approx Gross Internal Area
157 sq m / 1689 sq ft



Ground Floor
Approx 56 sq m / 600 sq ft



First Floor
Approx 56 sq m / 599 sq ft



Second Floor
Approx 46 sq m / 490 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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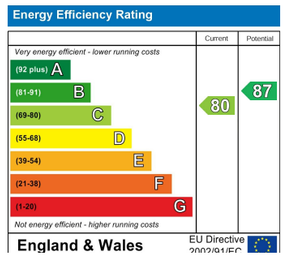


Morton • New

selling and letting properties

Fosse Way
Ilchester

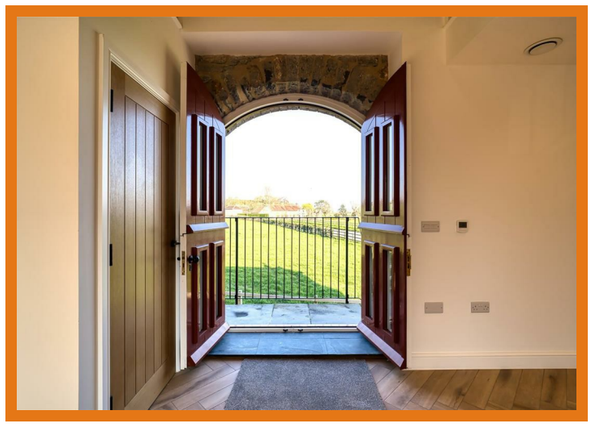
Asking Price
£665,000

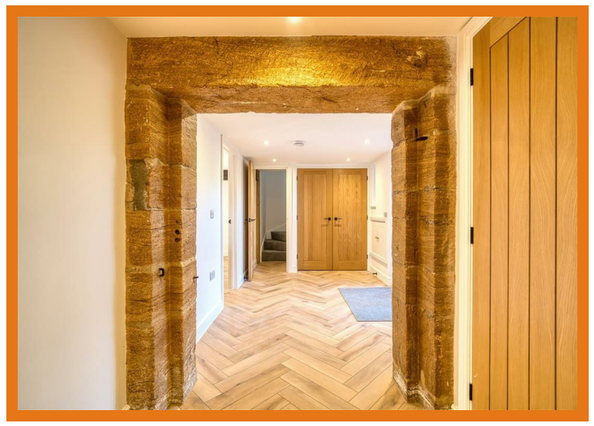
A unique opportunity to acquire a brand new barn conversion, forming part of an exclusive and bespoke development on the edge of Ilchester. The property is a striking and individual barn conversion offering spacious and versatile living arranged over three floors. The property combines character features with contemporary design, boasting high ceilings and well considered living spaces throughout.

The property has been thoughtfully converted to create a light and airy home, centred around an impressive open-plan living/dining area with a wood burning stove, ideal for both everyday living and entertaining. There is a strong sense of space throughout, enhanced by large openings and a practical and flexible layout suited to modern lifestyles.

In addition, the property benefits from modern systems including a mist fire suppression system and a ventilation system providing fresh filtered air throughout the home, ensuring both comfort and efficiency. Outside, there is a private and enclosed courtyard garden designed for ease of maintenance, together with a substantial Grade II listed car barn providing parking and storage.

This is a unique opportunity to acquire a beautifully finished home in a sought after village location and a viewing is essential to fully appreciate the quality and space on offer.





The Property

Accommodation

Inside
Ground Floor
The property is approached via a central hallway with stairs rising to the first floor and doors leading off to all main rooms. On this floor there are two generously sized double bedrooms, both enjoying the benefit of en suite facilities, making them ideal for guests, multi-generational living or those seeking ground floor accommodation. The layout offers both comfort and flexibility, well suited to a variety of needs.

First Floor
The first floor forms the heart of the home, offering an impressive open-plan living and dining space that is perfectly suited to modern day living and entertaining. This bright and spacious room enjoys a high degree of natural light, enhanced by double doors opening to both the front and rear, creating an excellent connection to the outside space. A wood burning stove provides a cosy focal point, adding warmth and character to the room.

The kitchen area is well appointed with a range of modern shaker style units complemented by quartz worktops and a good selection of integrated appliances including a dishwasher, fridge freezer and Rangemaster oven. There is also a useful WC on this floor, adding to the overall practicality of the layout.

Second Floor
Stairs rise to a galleried landing, which leads to two further well proportioned double bedrooms, both benefitting from en suite facilities. This floor provides a comfortable and private space, ideal for family members or guests, and completes the well balanced accommodation.

Outside and Car Barn
The property benefits from a private and enclosed courtyard garden, designed for ease of maintenance whilst still offering an attractive outdoor space for seating and relaxation. The garden enjoys a good degree of privacy and provides a pleasant setting to unwind or entertain.

In addition, there is a substantial Grade II listed car barn measuring approximately 16.50m x 4.50m, providing covered parking and useful storage. The barn is fitted with power and lighting, making it both practical and versatile.

Useful Information
Energy Efficiency Rating C
Council Tax Band E
Gas Fired Under Floor Heating
Wooden Windows
Freehold
No Onward Chain

Location and Directions
Ilchester is a popular and historic village offering a range of local amenities along with a strong sense of community. The property is situated on the edge of the village, providing a balance of convenience and access to surrounding countryside.

Further facilities can be found in nearby Yeovil, which offers a wider range of shopping, schooling and leisure options, along with good transport links.

Postcode BA22 8GF

What3words ///joys.tumble.chatters///

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.