



SUNNYSIDE COTTAGE
DUCK LANE, LIMINGTON, SOMERSET

JACKSON-STOPS 

**SUNNYSIDE COTTAGE
DUCK LANE, LIMINGTON
SOMERSET, BA22 8EL**

A CHARMING AND BEAUTIFULLY PRESENTED
GRADE II LISTED VILLAGE HOUSE, RICH IN PERIOD
CHARACTER, ENJOYING COUNTRYSIDE VIEWS AND
SET DOWN A QUIET NO-THROUGH LANE



DISTANCES (APPROXIMATE)

ILCHESTER: 5 MILES
YEOVIL: 5 MILES (LONDON
WATERLOO 2 HRS 15 MINS)
SHERBORNE: 9 MILES (LONDON
WATERLOO 2 HRS 10 MINS)
CASTLE CARY: 12 MILES (LONDON
PADDINGTON 1 HR 40 MINS)
BRISTOL AIRPORT: 35 MILES

GROUND FLOOR

- Entrance Hall
- Drawing Room
- Sitting Room
- Kitchen
- Dining Room
- Utility Room
- Garden Room
- Cloakroom

FIRST FLOOR

- Five Bedrooms
- Two Ensuite Shower Rooms
- Family Bathroom

OUTBUILDINGS AND GROUNDS

- Double Garage with First Floor Double Bedroom and
Ensuite Shower Room
- Private Driveway Parking for Several Vehicles and
Electric Charging Unit
- Greenhouse
- Delightful Garden



THE PROPERTY

Sunnyside Cottage, dating from the mid-17th century, offers well-balanced and light-filled accommodation, with many of the principal rooms enjoying a pleasant outlook over the gardens. A welcoming hall with flagstone flooring sets the tone, leading through to the drawing room where a substantial fireplace with a Bressummer beam and wood-burning stove provides a natural focal point. An adjoining garden room offers an additional reception space, ideal for relaxing whilst enjoying views over the garden. A separate sitting room provides a comfortable retreat for quieter evenings. The kitchen is both characterful and practical, retaining original flagstone floors and fitted with shaker-style cabinetry beneath Corian work surfaces. A breakfast bar provides informal seating and appliances include a Neff dishwasher, a range cooker and space and connection for an American-style fridge/freezer. The adjoining dining room benefits from French doors opening onto a sunny veranda, creating an easy flow between indoor and outdoor dining and lending itself well to both everyday living and entertaining. A utility room lies beyond, continuing the shaker-style cabinetry and offering space for laundry appliances, with direct access to the garden. To the first floor, a staircase rises to a landing with exposed beams and an attractive window seat, with sisal carpeting running throughout. There are five well-proportioned bedrooms, with the principal and guest bedrooms both benefitting from ensuite shower rooms and enjoying dual-aspect views over the garden and adjoining fields, whilst a family bathroom serves three further bedrooms. The property is notably light throughout and offers flexible accommodation, equally suited to family living or as a comfortable village retreat, with well-proportioned rooms that adapt easily to a variety of needs.

OUTSIDE

The property is approached along a quiet country lane through double timber five-bar gates, opening onto a private parking area with space for several vehicles and the benefit of an electric car charging point. The front garden is laid mainly to lawn with lavender hedging, whilst the principal garden lies to the rear and enjoys a high degree of privacy, backing onto open fields. Enclosed by post and rail fencing, it has been thoughtfully planted and carefully maintained, with a wide variety of established planting including hydrangeas, alliums, coneflowers, sea thistle and ornamental grasses. Additional features include a large painted timber greenhouse, a barbecue area, and a productive vegetable garden with raised beds. Mature trees include a poplar and a Kingston Black apple tree, whose fruit is used by a local juice maker to produce traditional apple juice, adding both character and seasonal interest. Overall, the gardens and grounds provide a particularly attractive setting for the property and reflect many years of careful stewardship.

OUTBUILDINGS / ANCILLARY ACCOMMODATION

A particular feature is the detached double garage, which also incorporates a first-floor bedroom with ensuite shower room, providing excellent additional accommodation for guests, extended family, or occasional overflow use.



LOCATION

Limington lies on the edge of the Vale of Camelot, one of the most evocative parts of South Somerset. The village comprises mainly period houses, enjoys a peaceful rural setting and is centered around the 14th Century Parish church with the advantage of having a public house, The Lamb and Lark Inn. The village of Ilchester is a 5-minute drive away and offers a selection of amenities including public houses, cafés and restaurants, along with a village shop, petrol station and medical facilities and benefits from a strong sense of history and community. Both the pretty market town of Sherborne, with its range of traditional shops and the larger commercial centre of Yeovil are within easy reach, with a number of the surrounding villages also having small shops and post offices. Communications to this part of the country are excellent, with the A303 dual carriageway most of the way to London, lying about 2 miles away and Castle Cary station (London Paddington about 1 Hr 35 Mins) within an easy drive.

SPORTING AND RECREATION

Hunting within the Blackmore Vale or adjoining Seavington or Cattistock. Racing at Wincanton, water sports at Sutton Bingham reservoir or the Dorset coast. Golf at Sherborne or Yeovil. The beautifully refurbished Sherborne House is a landmark destination for the arts and The Newt country estate and Hauser and Wirth in Bruton provide further cultural opportunities.

EDUCATION

Locally, there are a number of well-regarded primary schools including Ilchester Community Primary School, Martock Church of England Primary School and Ash Church of England Primary School, all of which are within easy reach. Sherborne is justifiably well known for the range of education on offer, including The Sherborne Schools Group and Leweston. Also within easy reach are Hazlegrove, Perrott Hill, Bryanston, Millfield, Canford and Bruton schools.



LOCAL AUTHORITY

Somerset Council: 0300 123 2224

Council Tax Band: F

SERVICES

Mains water, drainage and electricity

Oil fired central heating

LPG

EPC - Exempt

CONTENTS, FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available through separate negotiation

DIRECTIONS AND VIEWINGS

Postcode BA22 8EL

What3words///trout.equipping.baths

Leave the A303 at the junction with the A37 and at the first roundabout turn left into Ilchester. Take the first turning on the right, along Limington Road and at the crossroads turn right into Movey Lane. Proceed along this road and follow the road round to the right into Duck Lane. Sunnyside Cottage can be found at the end of Duck Lane on the left.

Viewings: Only by appointment with Jackson-Stops'
Sherborne Office 01935 810141

Duck Lane, Limington, Yeovil

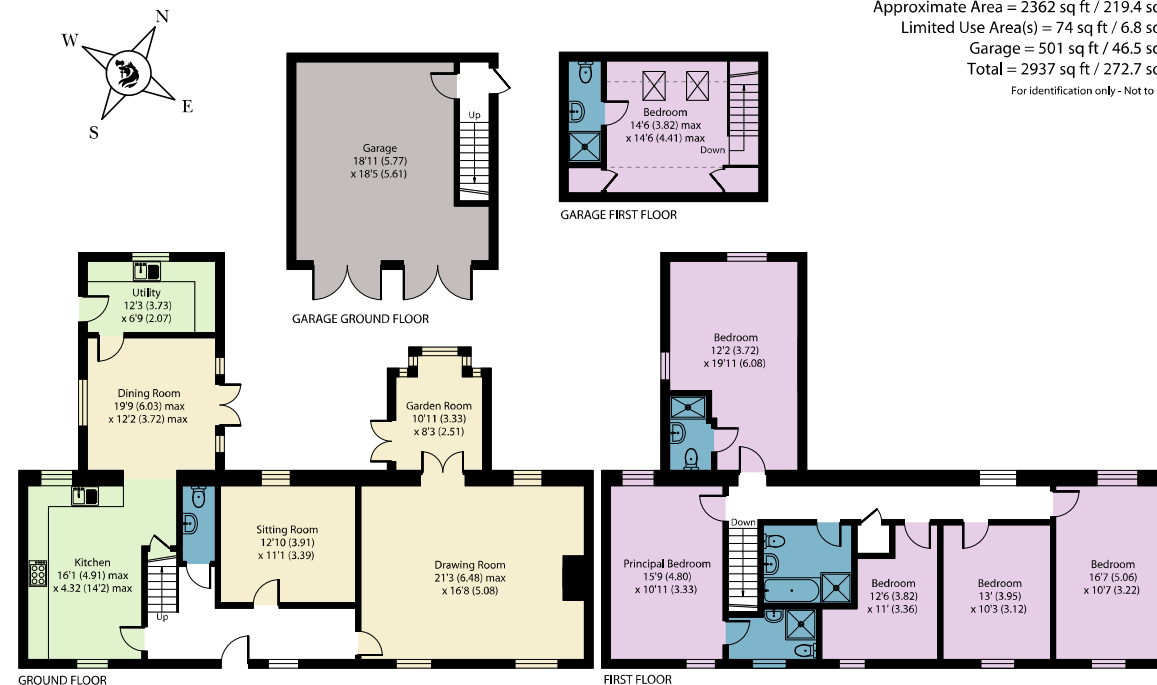
Approximate Area = 2362 sq ft / 219.4 sq m

Limited Use Area(s) = 74 sq ft / 6.8 sq m

Garage = 501 sq ft / 46.5 sq m

Total = 2937 sq ft / 272.7 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). © nichcom 2026. Produced for Jackson-Stops. REF: 1442256

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SHERBORNE

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