



**FOR SALE**

**Orchards Estates - Celebrating 10 years of helping you move**



Higher Street, Bower Hinton, TA12 6LT

£375,000



**ORCHARDS**  
ESTATES

Delightful Grade II Listed period property boasting many original features and situated in the highly sought after village of Bower Hinton. The spacious accommodation comprises entrance hall, two reception rooms and modern fitted kitchen on the ground floor. As you proceed up the grand original staircase, the landing splits with a family bathroom to one side and the other side leads to three double bedrooms. To the rear of the property is a useful separate outside office, a private walled garden and a very handy outside loo.

£375,000



## LOCATION

Bower Hinton is situated in attractive surrounding countryside and offers a wide range of amenities close by including a variety of shops, post office, Inns, dentist, doctors and veterinary surgery, chemist and churches along with bus services to neighbouring towns and villages. The town contains a number of interesting character properties and buildings of historic interest. Yeovil lies approximately 8 miles distance (main line station to Waterloo), Crewkerne 8 miles, with Waitrose supermarket. The A303 lies approximately 1 mile away and the county town of Taunton with the M5 motorway and main line station to Paddington is approximately 20 miles.

### Front

Laid mainly to gravel with shared pathway and steps to communal front door.

### Entrance Hall

Communal entrance hall with original floor tiles.

### Hallway

Laminate flooring, radiator and doors to:

### Sitting Room - 13' 0" x 10' 7" (3.971m x 3.235m)

Front aspect single glazed sash window with shutters, feature corner open fireplace with Ham stone mantle over, laid to carpet and radiator.

### Dining Room - 10' 5" x 13' 0" (3.173m x 3.974m)

Rear aspect double glazed window, feature Hamstone corner open fireplace, laid to carpet and radiator.

### Kitchen/Breakfast Room - 19' 5" x 11' 8" (5.919m x 3.554m)

Rear aspect single glazed window, fitted kitchen comprising a range of wall and base units with worktops over, large single bowl composite sink, integrated appliances to include induction hob with extractor over, two electric ovens, two microwave ovens and dishwasher, space for fridge/freezer, vinyl flooring, utility cupboard with plumbing and space for washer dryer, single glazed windows to side and gas boiler, stable door to side.

### Inner Hall

Laminate flooring, radiator and wide staircase to first floor.

### Split Landing

Rear aspect single glazed window, laid to carpet and doors to:

### Bedroom One - 12' 11" x 13' 2" (3.937m x 4.014m)

Large front aspect single glazed sash window, laid to carpet and radiator.

### Bedroom Two - 8' 3" x 13' 5" (2.513m x 4.082m)

Rear aspect single glazed window, laid to carpet and radiator.

### Bedroom Three - 10' 10" x 8' 7" (3.292m x 2.605m)

Front aspect single glazed sash window, laid to carpet and radiator.

### Bathroom

Rear aspect single glazed window, bath with shower over, pedestal wash hand basin, WC, tiled walls, vinyl floor, airing cupboard and chrome heated towel rail.



### Outside WC

Side aspect single glazed window, wash hand basin and WC.

### Garden

Initial patio area with gate and steps up to a lawned garden with planted borders, apple tree and two sheds, enclosed by wall and fencing. Outside light, outside tap and power.

### Outside office

Built in desk area and shelving, power, lighting and laid to carpet.

### AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

### Directions

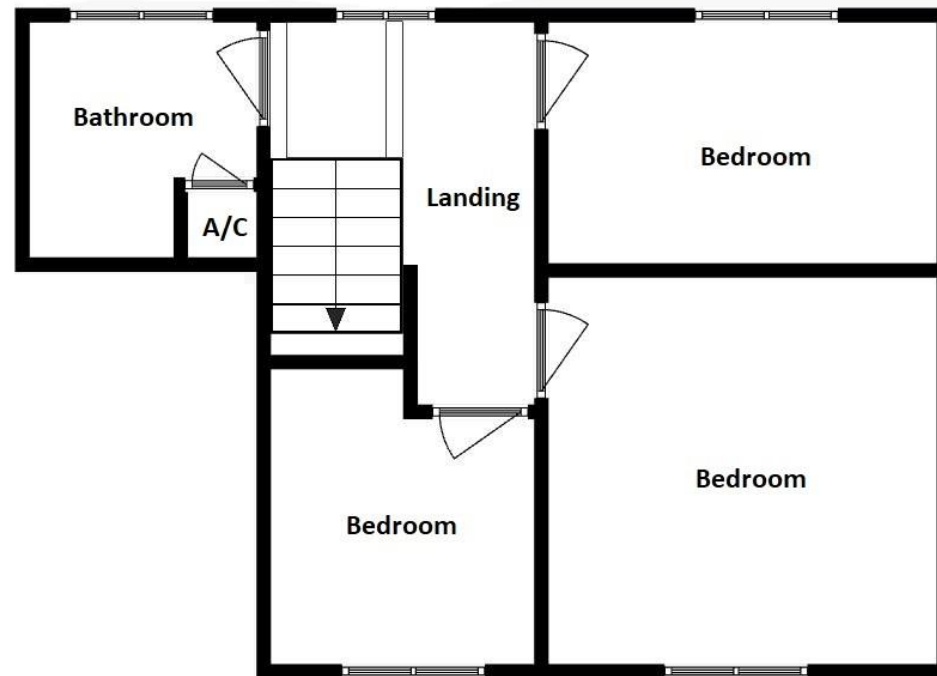
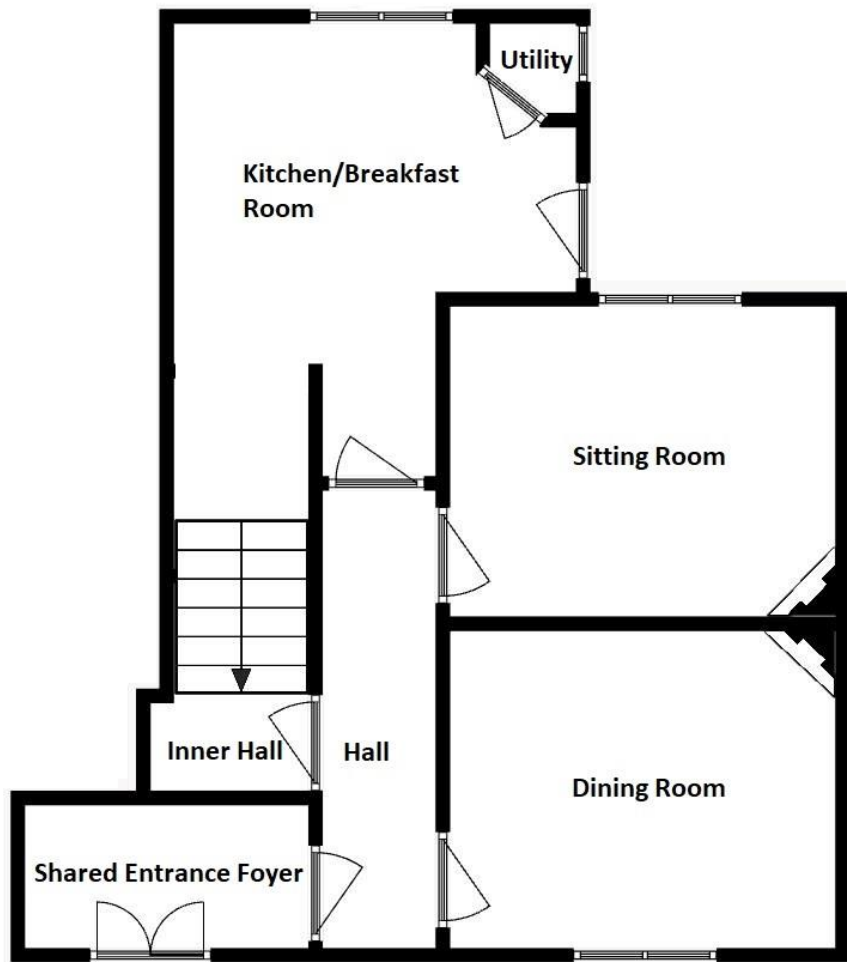
From the A303, take the exit onto the A356 signposted for Crewkerne. If coming from South Petherton side, drive straight at the junction; if coming from Cartgate turn right and drive under the A303. The A356 has one exit before re-joining the A303 signposted for Bower Hinton. Follow this road named Ringwell Hill (B3165). As you drive over the hill, the village will appear on a left hand bend where the property can be found on the left hand side and will be clearly marked with an Orchards Estates FOR SALE Sign.

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

### ADDITIONAL INFORMATION

The property forms part of the main House which has been divided into two separate residences who share the front door access. It is believed to have been built in the late 18th Century and extended early in the 19th Century with a local Hamstone ashlar facade.

The first floor bathroom occupies a section above the neighbouring property below and forms part of what is known as a 'flying freehold'.



01460 477977 or 01935 277977



[www.orchardsestates.com](http://www.orchardsestates.com)



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