



**FOR SALE**

111 Bower Hinton, TA12 6LA

£325,000



**ORCHARDS**  
ESTATES

Delightful 3 bedroom cottage boasting timeless character and charm with high ceilings, high sash windows and spacious rooms. Crafted from local honey-coloured Hamstone, this surprisingly spacious home exudes a sense of style and homeliness. The entrance is practical with initial covered entrance including a very handy tap then an inner door to the entrance hall, setting the tone for the warmth and comfort found throughout. The heart of this home lies in the spacious lounge/diner, ideal for both relaxation and entertaining. The country-style fitted kitchen adds rustic elegance, while a versatile garden room/office provides practical additional space for work or leisure pursuits on the ground floor. Ascend to the first floor and the split level landing which distributes initially to the sizeable bathroom with bath, separate double shower and linen closet before moving on to discover two spacious double bedrooms. The landing area has been set out as somewhere to find your personal space with a double sofa and mini library (the guitar is not included!). The top floor has been converted into a master bedroom with storage and hanging space all lit under 2 rear aspect velux type windows. To the rear, the current owners who bought this property through Orchards Estates 10 years ago (the Bower Hinton Store was just closing at the time) have created a beautiful garden space which is inviting and practical with the design affording minimum fuss, creating a space to enjoy rather than have to constantly maintain. As is the way of village life, there is space to park directly in front of the property and of huge benefit is the garage also included with this property.



£325,000



## LOCATION

The property is situated in Bower Hinton which is primarily a residential area on the outskirts of Martock with easy links to the A303. Within walking distance is the Rose & Crown a traditional friendly village pub, Yandles Crafts and Cafe which is a well known local treat for food or knick-knacks. There is also the Dairy Cafe which we can highly recommend as well as The Ranch Deli & Cafe, another favourite here in the office. All of which are situated in attractive surrounding countryside ideal for dog walks or just simply take a nice stroll. The local small town of Martock offers a wide range of amenities 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 1/2 a mile away and the county town of Taunton with the M5 motorway and main line station to Paddington is approximately 20 miles.

### Approach

Set in an elevated position, the property is set above the road with several steps up to the path and then entrance vestibule with inner door and very handy tap.

### Living Space

The entrance hall is long and has space for coats and shoes. To the rear are the stairs and just before that the entrance which opens directly into the dining room. You immediately notice the height of the ceilings and warm feeling of comfort from the high set sash windows.

The dining area opens to the sitting room through a wide box arch and again your eye is attracted to the height and feeling of space on offer.

The sitting room door was blocked off and has been covered in allowing the maximum space to be used here for comfortable seating around the log burner. Walking to the rear of the property, just before you enter the kitchen and on your left is a large storage area under the stairs, great for additional storage of coats, hoovers, etc.

The kitchen has a side door with direct access to the garden and is set in a galley style with cupboards on both sides intermingled with space and plumbing for white goods.

The upper storage areas are set with shelving, all adding to

the feeling of authenticity and space.

To the rear of the kitchen is a very useful additional space which would serve a number of uses, currently it is configured as an attractive home office with beautiful views to the rear garden.

### First Floor

Split level landing which initially opens to the spacious bathroom. This is a large space with a linen closet (including a radiator) and then a feature double shower with velux type window above providing a nice lighting feature. To the rear is the bath which is set under the rear window.

Back on the landing and up a few more steps is a seating area, set out to be a little space for privacy or just to get away with a rather inviting sofa and library space, to the front is another high set, sash window providing natural light.

The first bedroom on your left was the original master bedroom and is spacious.

The second bedroom on this floor is also a double, currently set out as a main home office (a working from home room).

### Top Floor

Currently configured as a bedroom with feature rear aspect velux type windows and lots of storage and hanging space. It is worth mentioning that the previous owners had this configured as an ensuite with a shower room and WC, the plumbing still exists should a new owner wish to look at reinstating this.

### Garden

This is a delightful space which seems to have a space which captures sun most of the day. An initial gravel bed and walkway from the kitchen door opens out to a patio area, ideal for a bit of al fresco dining or just a nice spot to enjoy your evening Gin and Tonic.

A gravel laid path then leads through the planting areas, with small area of lawn.

To the rear is a raised decking area with a good sized shed and some nice mature shrubbery including a very striking white Birch to providing some evening shade.

The garden has been designed to be easily maintained with minimum fuss and to be enjoyed year round.

### Parking & Garage

To the front of the property is space for a vehicle to park. There is a large garage which is part of a block of garages set off road with good access and turning area and only a 1 minute walk from the premises.

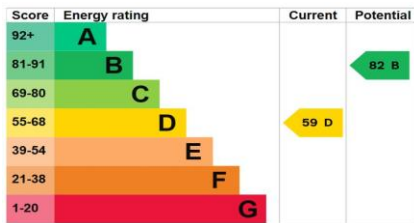


### Material Information

- Freehold Property c. 1890
- Council Tax Band: C
- EPC Rating:
- Mains Gas, Drainage, Water and Electric
- There is no water meter currently
- Combi boiler was installed in 2015 and we have been informed this has been serviced annually
- Bills for 2023: £820 Electric/Annum & £1,120 Gas/Annum
- Log Burner was installed in 2020, last inspection was October 2023
- The property is set within the Bower Hinton Conservation Area
- Owners are responsible for left fence as you look out from the rear of the property
- OFCOM: UltraFast Broadband @ 1,000Mbps available
- Flood Zone 1: Low probability of flooding

### Directions

Coming from Martock or the main exit from the A303 at the roundabout on Stoke Road follow the B3165 along Water Street. This will have a sharp left hand turn which is now taking you into Hurst and past Yandles and Tom Clarke's stone masonry. Staying on the B3165 through Hurst, past the Rose & Crown on your left you are now into Bower Hinton. Keep on this road for a few hundred metres and you will see on your left Martock URC Church. Park directly outside, there is usually lots of space and the property is directly across the road, easily identified with an eye catching Orchards Estates FOR SALE Sign. Come to the front door and one of our full-time team will be there to meet you, show you around and answer any questions you may have about the property or the surrounding area (we all live in the area too!).  
<https://w3w.co/houseboat.presuming.tunnel>



<b>Approximate total area<sup>(1)</sup></b>	
105.53 m <sup>2</sup>	1135.96 ft <sup>2</sup>
<b>Reduced headroom</b>	
5.1 m <sup>2</sup>	54.87 ft <sup>2</sup>
<small>(1) Excluding balconies and terraces</small>	
<small>☐ Reduced headroom (below 1.5m/4.92ft)</small>	
<small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small>	
<b>GIRAFFE360</b>	

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.