



**FOR SALE**



**Full video walk - through**

Tintinhull, BA22 8PQ

**£575,000**



**ORCHARDS**  
ESTATES

This elegant Grade II listed property is thought to date from around 1823 and is situated in the attractive peaceful village of Tintinhull. The beautifully presented and versatile accommodation comprises an inviting sitting room with flagstone flooring and log burner, a separate dining room with open fireplace, a kitchen/breakfast room, useful utility room, wet room and a generous additional living/dining room. On the first floor are three good size bedrooms, a dressing room/study and a large bathroom. To the front of the property is a double length garage and a separate workshop/gym. The front and rear gardens are well maintained with a log store and a potting shed and back onto open fields. An early viewing is highly recommended to fully appreciate all that is on offer in this wonderful village location.

£575,000



## LOCATION

Tintinhull is located within easy driving distance of Yeovil, about 5 miles to the North-west of the town. It is a pretty village with a well respected Primary School, recreation field, public house and National Trust property - Tintinhull House and Gardens. It benefits from easy access to the A303 London - Exeter trunk road and is on a bus route.

### Front

A front gate opens to a pathway with lawn on both sides with mature trees and shrubs and leading to front door. There is access to the side to the rear garden.

### Sitting Room - 20' 0" x 13' 10" (6.104m x 4.229m)

Door to front, front aspect secondary glazed window, feature fireplace with log burner, half original flagstone flooring and half tiled flooring, stairs to first floor, under stairs cupboard, two radiators, door to dining room and door to kitchen and door to side.

### Kitchen - 20' 2" x 9' 7" (6.15m x 2.92m)

Two side aspect and one rear aspect window with door leading to the rear garden. The kitchen comprises a range of wall and base units with worktops over, single bowl sink unit, tiled splashbacks, tiled flooring, range cooker, plumbing for dishwasher, space for American style fridge/freezer, pantry, gas boiler and radiator.

### Dining Room - 16' 3" x 14' 6" (4.963m x 4.411m)

Front aspect secondary glazed window, feature open fireplace, laid to carpet and two radiators.

### Utility Room - 15' 0" x 9' 11" (4.564m x 3.028m) 'L' shaped

Rear aspect secondary glazed window, range of base units with solid wood worktop over, Belfast sink, vinyl flooring and plumbing for washing machine.

### Wet Room - 7' 2" x 5' 11" (2.188m x 1.791m)

Rear aspect secondary glazed window, tiled flooring, fully tiled walls, shower, wash hand basin, WC, mirrored wall cabinet with lights and shaver point, extractor fan and chrome heated towel rail.

### Living/Dining Room - 25' 7" x 15' 2" (7.788m x 4.635m)

Front aspect secondary glazed window, Italian floor tiles with under floor heating, feature brick wall, door to front porch and door to rear garden.

### Porch

Door to front, tiled flooring and door to Living/Dining Room.

### Landing

Access to loft, laid to carpet, radiator and doors to:

### Bedroom One - 14' 4" x 13' 11" (4.365m x 4.237m)

Front aspect secondary glazed window, feature fireplace, fitted wardrobe and radiator.

### Bedroom Two - 14' 4" x 13' 8" (4.363m x 4.165m)

Front aspect single glazed window, feature fireplace, built in wardrobe, original stripped floorboards and radiator.

### Bedroom Three - 14' 11" x 10' 1" (4.55m x 3.07m)

Rear aspect secondary glazed window, restricted head height with wooden beams and laid to carpet.



**Dressing Room/Study - 8' 4" x 6' 2" (2.534m x 1.872m)**

Front aspect secondary glazed window, laid to carpet and radiator.

**Family Bathroom - 16' 4" x 10' 1" (4.976m x 3.063m)**

Rear aspect secondary glazed window, bath with shower over, wash hand basin with vanity unit, bidet, WC, airing cupboard housing pressurised water tank, partially tiled walls, wall lights and radiator.

**Double Length Garage - 32' 7" x 11' 7" (9.922m x 3.533m)**

Electric up and over door, personal door to side, power, lighting and pod point to front to charge electric car.

**Workshop/Gym - 13' 1" x 11' 11" (3.982m x 3.641m)**

Stone built with front and side windows, power, lighting, alarm, access to roof space and door to rear.

**Side Garden**

Patio area laid out to accommodate an outdoor dining space with walkway and raised beds. This also includes the old wash house which is now used as a wood store and a potting shed.

**Rear Garden**

With side access along the house, the rear garden is raised and offers a nice elevation, laid mainly to lawn which backs onto open fields.

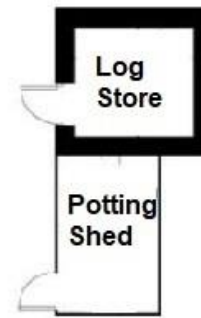
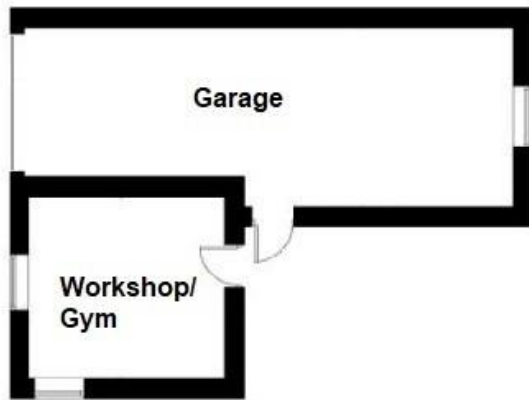
**Directions**

From the A303 take the exit signposted for Tintinhull opposite the Shell Garage. Proceed along this road for approx half a mile and the property can be found on your left. From Head Street, turn into St Margaret's Road and follow this onto Queen Street. The property will be found on the right hand side after approx half a mile.

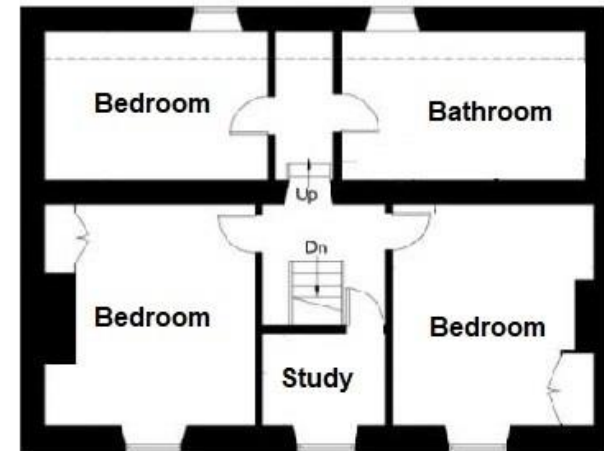
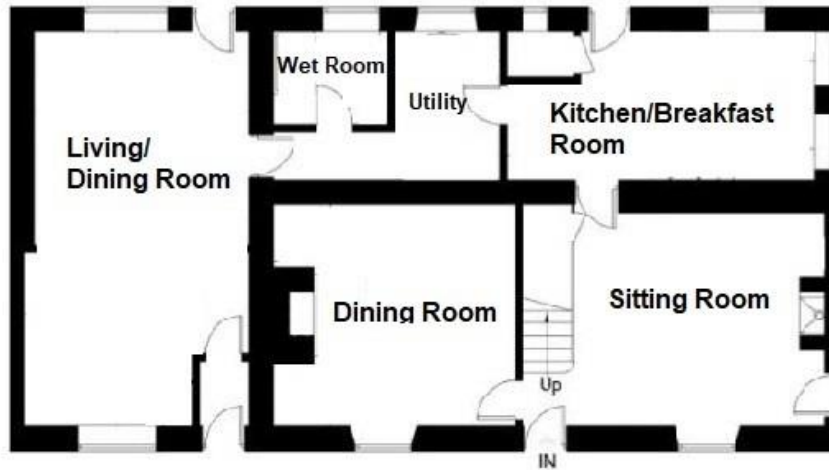
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