

Symonds
& Sampson



High Bank

South Street, Hinton St. George, Somerset

High Bank

South Street
Hinton St. George
Somerset TA17 8SW

The perfect blank canvas - set in a generous plot with the rare benefit of both a double garage and two further garages, this well proportioned family-size home lies in a pleasant elevated position within one of our most sought-after villages.



- Detached property with potential set in 0.20 acres (0.08 hectares)
- Located in one of our most sought-after villages
 - Double garage plus two further garages
 - Generous driveway parking
 - Offered for sale with no onward chain
 - Quiet cul de sac position

Guide Price £575,000

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

A chance to make a really special home in a very special village, this property lies in a small cul de sac with just three other similar properties. Backing onto a paddock at the rear, it also has a good size rear garden along with a particularly generous frontage, setting it back from the quiet village lane. The generous frontage adds so much useful parking, garaging or storage space with the driveway providing access to two adjoining garages and a further detached double garage. Offering scope for some further cosmetic updating on the inside, it already has the benefit of oil fired central heating alongside double glazing. It's the perfect property for those looking to move in and make changes one step at a time.

ACCOMMODATION

From the front, a storm porch opens into a traditional hallway with useful understairs cupboard and further linen cupboard with slatted shelving. Downstairs is the added bonus of a shower room / cloakroom, whilst the separate formal dining room lies adjacent to the current kitchen offering scope to knock this through and create a larger dual-aspect sociable kitchen / living space. The kitchen is currently fitted with a range of units including an integrated dishwasher, and enjoys a pleasant outlook over the rear garden. Across the the hall a good size living room includes a central fireplace with carved timber surround (please note the current gas fire inset is disconnected - see Services / Material Information section) and in turn this opens into a double glazed conservatory at the rear overlooking the garden.

On a day to day basis you're likely to enter through the side door into a really substantial utility / boot room area. Alongside extra storage units and a handy second sink, there's space for your washing machine, plenty of room to store coats and boots, and a useful internal door into the adjoining single garage. A further door from the utility room opens into the rear garden.

On the first floor there are four bedrooms, all with built-in wardrobes / storage cupboards, and the rear bedrooms enjoy a lovely view across the paddock behind. The front bedrooms enjoy an outlook across the pretty village street scene

towards the church tower in the distance. For those wanting en suite provision there is scope to create an en suite dressing room / shower room adjoining the current bathroom and main bedroom by utilising one of the bedrooms.

OUTSIDE

The property is approached over the cul de sac to its own driveway providing plenty of parking and access to all of the garages. Planning permission was granted in 2001 for the additional double garage at the front, making good use of the large front garden and providing a degree of enclosure and privacy to the driveway area. Beyond, are lawned gardens with mature shrubs. Adjoining the utility / boot room is an integral garage which houses the oil fired central boiler and has power and light connected. There is a further garage adjoining the integral garage.

At the rear, the oil tank is located behind the garages, with a paved patio area extending towards the rear of the house. Beyond is a lawned garden dotted with shrubs and enclosed with beech and conifer hedging creating privacy. To the south side of the garden is a further timber garden gate providing access.

SITUATION

Hinton St George is generally regarded as one of the most sought-after villages in the area. The village is made up primarily of period houses and cottages, built using the local hamstone - renowned for its mellow colour and visual appeal.

The village centre is a real gem and much of it is designated a Conservation Area. The village is peaceful and carries no through traffic of any significance. There is a lovely pub "The Lord Poulett Arms", excellent village shop, and an active 14th century church. All of which lie within walking distance. For those with small children there is also a small and well-respected Primary School and Pre-School within the village. The surrounding countryside offers plenty of public footpaths and bridleways, and the property lies close to the village's very own Jubilee Wood, with over 3000 trees, shrubs and apple trees.

Hinton St George lies within easy reach of the market town of Crewkerne with its mainline station and Waitrose supermarket. The A30 and A303 are also within c.5-10 minutes' drive of the property.

DIRECTIONS

What3words/////unzipped.handsets.declining

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating. Please note, mains gas was previously connected to the property (on the south side) but was disconnected and the meter removed c.2017. Therefore, the existing gas fire in the sitting room is NOT connected or in use. Buyers will need to make their own investigations as to the feasibility of reconnection.

Superfast broadband is available in the area. Mobile signal may be limited indoors and you may prefer to use Wifi calling, however outdoors you are likely to receive a signal from all four major providers.

MATERIAL INFORMATION

Somerset Council Tax Band - E

Please see note in Services regarding the former mains gas connection.

The second adjoining garage is of an irregular shape and therefore may be more suitable for storage of motorbikes / bicycles and other items as opposed to storage of a vehicle.

Please note this property is NOT within the designated conservation area.

This is a probate sale, and solicitors have confirmed as of 23/10/24 that probate has already been applied for. Please check with the office for an update if timescales are of particular importance to you.

The property is currently unregistered at HMLR.

There may be CCTV recording at the property. There is also an alarm system managed by a local company.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Minimum energy efficient rating		
England & Wales		

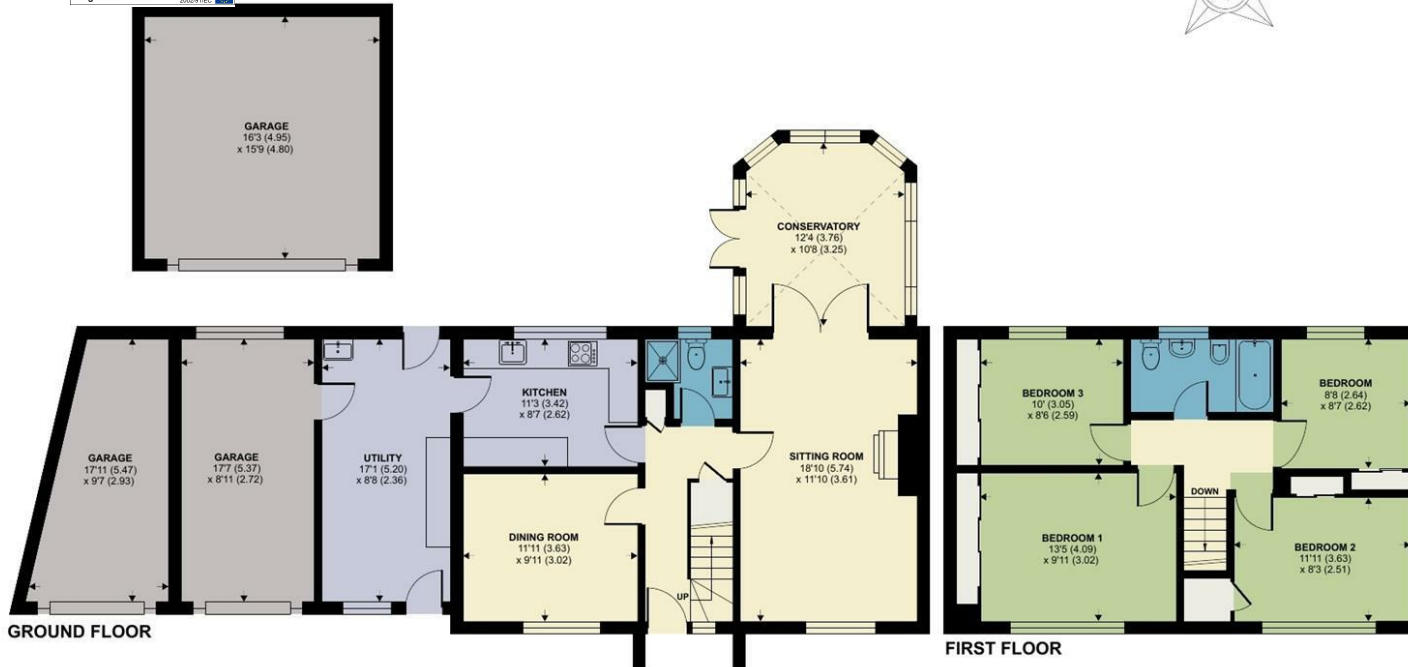
Hinton St. George

Approximate Area = 1455 sq ft / 135.1 sq m

Garages = 546 sq ft / 50.7 sq m

Total = 2001 sq ft / 185.8 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). © nichecom 2024. Produced for Symonds & Sampson. REF: 1211363



ILM/KJS/051124



01460 200790

ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT