

HUNTERS[®]

HERE TO GET *you* THERE



Fordhay

East Chinnock, Yeovil, BA22 9EE

Guide Price £750,000



Council Tax: F



Fordhay House Fordhay

East Chinnock, Yeovil, BA22 9EE

Guide Price £750,000





A satellite map view of a rural area. A yellow location pin is placed on a road, with the text 'East Innock' written in white above it. The road number '430' is visible on the road below the pin. The surrounding landscape consists of green fields and some buildings. The bottom of the image shows the Google Maps logo and the text '© 2025 Landsat / Copernicus, Maxar Technologies'.

A map of East Ginnock, Scotland, showing its location relative to Glasgow and Edinburgh. The map includes a red pin marking East Ginnock, with the text 'East Ginnock' and 'A30' visible. The Google logo and 'Map data ©2025 Google' are also present.

East Chinnock, Yeovil, BA22

Approximate Area = 3210 sq ft / 298.2 sq m
Annexe = 1508 sq ft / 140.1 sq m
Store = 112 sq ft / 10.4 sq m
Total = 4830 sq ft / 448.7 sq m
For identification only - Not to scale

GROUND FLOOR

- Reception Room: 16'10 (5.13) x 15' (4.57)
- Dining Room: 15' (4.57) x 14'10 (4.52)
- Kitchen: 23'10 (7.26) x 7'6 (2.29)
- Breakfast Room: 18'4 (5.59) x 7'8 (2.34)
- Reception / Family Room: 17'11 (5.46) x 15'9 (4.80)
- Study: 16'10 (5.13) x 9' (2.74)
- Store: 15'7 (4.75) x 7'2 (2.18)
- Bedroom: 16'2 (4.93) x 16' (4.88)
- Bedroom: 15'9 (4.80) max x 14'8 (4.47) max
- Bedroom: 16'6 (5.03) x 14'9 (4.50)
- Bedroom: 9'1 (2.77) x 8'7 (2.62)
- Store Not Measured

FIRST FLOOR

- Workshop: 17'10 (5.44) x 17'3 (5.26)
- Studio: 17'2 (5.23) x 16'5 (5.00)
- Kitchen / Reception / Dining Room: 30'11 (9.42) x 17'6 (5.33)
- Bedroom: 17'3 (5.26) x 12' (3.66)
- Down
- Up

ANNEXE GROUND FLOOR

- Workshop: 17'10 (5.44) x 17'3 (5.26)
- Studio: 17'2 (5.23) x 16'5 (5.00)
- 7'8 (2.34) x 7'2 (2.18)
- Up

ANNEXE FIRST FLOOR

- Bedroom: 17'3 (5.26) x 12' (3.66)
- Down

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Slades Property Holdings Ltd (Hunters). REF: 1120145

Please contact our Hunters Sherborne PA Office
on 01935 313322 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.