



Eaves

WWW.EAVESHOUSE.COM

Yeomans

38 High St, Hinton St George, TA17 8SE

GUIDE PRICE: £460,000

A two bedroom Ham Stone cottage, with potential for a third bedroom, in the charming village of Hinton St George.

TENURE — FREEHOLD



Overview

A characterful 2 bedroom cottage with a generous garden and scope for a 3rd bedroom.

The cottage sits in the heart of the village and offers an entrance hall, 2 reception rooms (both with fireplaces and stoves) a kitchen/breakfast room, utility/rear hall, downstairs shower room, 2 double bedrooms, bathroom, an attic room that has potential for 3rd bedroom, a really good sized garden to the rear and a small courtyard to the side.

As well as this the cottage has rear access from the front and 2 stone stores.



Key Features

- PICTURESQUE VILLAGE LOCATION
- HAM STONE COTTAGE
- 2 DOUBLE BEDROOMS & POTENTIAL 3RD
- 2 BATHROOMS
- 2 RECEPTIONS
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- GOOD SIZED GARDEN
- COURTYARD
- 2 STONE STORES

Immediate Area

The village of Hinton St George is bursting with beautiful houses, stunning surrounding countryside and a real sense of community. The village itself has an award winning pub with rooms (the Lord Poulett Arms), a well stocked shop with post office, a primary school, recreation ground, play park, village hall and a 13th Century Church.

The market town of Crewkerne is 3 miles away and has an hourly train service to London Waterloo. The larger town of Yeovil is about 12 miles away and the World Heritage Jurassic Coast just 18 miles distant. Easy access to the A303 and M5.



The House

Dating back to the 18th Century the cottage is built of local Ham Stone under a slate roof. The cottage has amazingly been in the same ownership for the last 67 years. It is in overall good order and has an unusually good sized garden for a cottage in this village.

EPC — BAND TBC

Interior

Through the front door of the cottage is a long entrance hall, the dining room off to the right with a fireplace and wood burning stove. At the end of the hall a door takes you into the sitting room, again with fireplace and wood burning stove. These two reception rooms could be changed around so that the dining room is next to the kitchen if so wished. In the sitting room is a good sized under stairs cupboard and further built in storage.

Another door takes you through to the kitchen/breakfast room which has enough space for a table and chairs to one end. Continuing through you reach the utility/back hall. This has double doors out to the garden and a single door to the courtyard at the side. A shower room finishes off the ground floor. Stairs lead up between the two reception rooms to the first floor where there are two double bedrooms and a pretty bathroom with standalone bath looking out to the garden. A pull down ladder takes you to the good sized attic room that has been used as a hobby room in the past but would make a great additional bedroom.





OUTSIDE

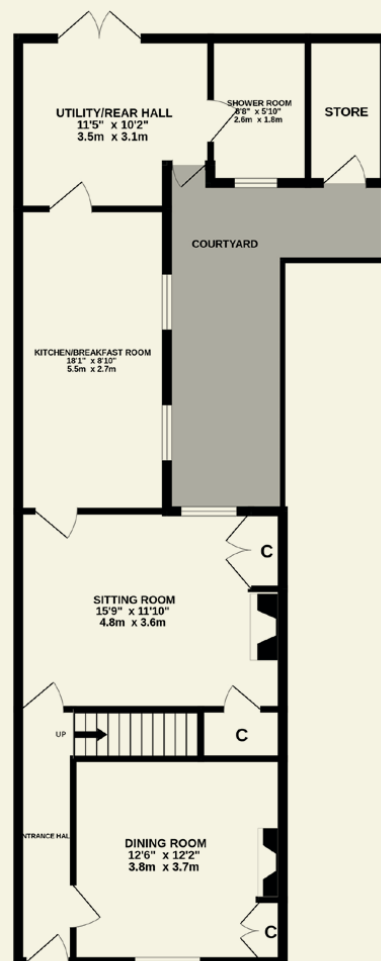
To the rear of the house is a really great sized garden (approx 100ft x 50ft) that is mainly lawn with a patio area nearer the house and a stone store.

To the side is a courtyard with access to a further store. The cottage owns a pathway, accessed from the front, that leads to the back garden.



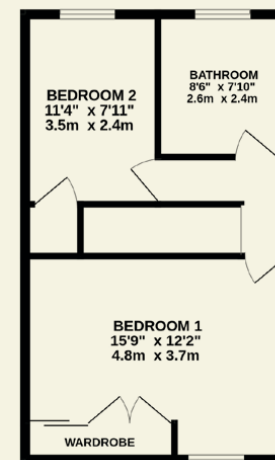
GROUND FLOOR

771 SQ. FT. / 71.7 SQ.M. APPROX



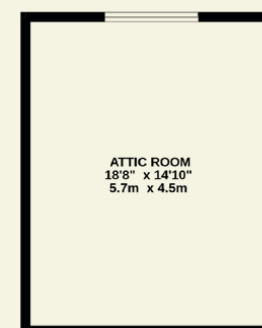
1ST FLOOR

418 SQ. FT. / 38.8 SQ.M. APPROX



ATTIC ROOM

277 SQ. FT. / 25.7 SQ.M. APPROX



Floorplans



Directions

Come off the A303 towards Ilminster.

Continue to the next roundabout and take the left to Lopen. Carry on through Lopen then turn right towards Hinton St George.

Pass the pub on the High Street and the cottage can be found just after on the right hand side.

WHAT 3 WORDS ///NEWSPAPER.NAPKINS.BESOTTED

Services

Mains water, electricity and drainage are connected to the house. Oil fired central heating (there is mains gas in the street).

Local Authority

Somerset Council - Band E

Eaves Notes

The attic room has serious scope to be converted into a 3rd bedroom. The two houses either side have done exactly that and the windows are already in.

Eaves

WWW.EAVESHOUSE.COM

Contact Us

01935 571049

INFO@EAVESHOUSE.COM

FOLLOW:

@EAVES.HOUSE

OPENING HOURS

MON — FRI:

09:00 AM TO 17:30 PM

SATURDAY:

09:00 AM TO 13:00 PM

SUNDAY:

BY APPOINTMENT

Viewings strictly
by appointment only.

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. June 2024.

