



Eaves
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Old Chapel

High Street, Hinton St George, TA17 8SE

GUIDE PRICE: £750,000

A fantastic unlisted former chapel in the pretty village of Hinton St George. Believed to date back to the 1870's. The house is light, individual and characterful throughout with a beautiful 150ft garden to the rear.

TENURE — FREEHOLD



Overview

A unique four bedroom house, in the heart of Hinton St George, owned by the current family for 23 years.

The house offers a porch to the front, entrance hall with stairs to the 1st floor, a stunning panelled sitting room with open fireplace, a kitchen that opens into the dining room, garden room, utility/boot room, master bedroom with ensuite, 3 further bedrooms, bathroom, front garden and a good sized rear garden with wide access from the front.

Key Features

- AN IMPRESSIVE AND SPACIOUS FORMER CHAPEL
- BAGS OF CHARACTER AND CHARM
- CENTRAL ENTRANCE HALL
- SPACIOUS SQUARE SITTING ROOM
- KITCHEN OPENING TO THE DINING ROOM
- GARDEN ROOM
- UTILITY/BOOT ROOM
- 4 BEDROOMS
- 2 BATHROOMS AND A CLOAKROOM
- GARDENS OF JUST UNDER ¼ ACRE



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 is well connected with 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.



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OLD CHAPEL, HINTON ST GEORGE



The House

Old Chapel, believed to date back to the 1870's, is set back from the quiet street via a pretty front garden with its original cast iron railings. Built of the local honey-coloured Ham Stone, under a slate roof, it retains much of its original character and works extremely well as a family home.

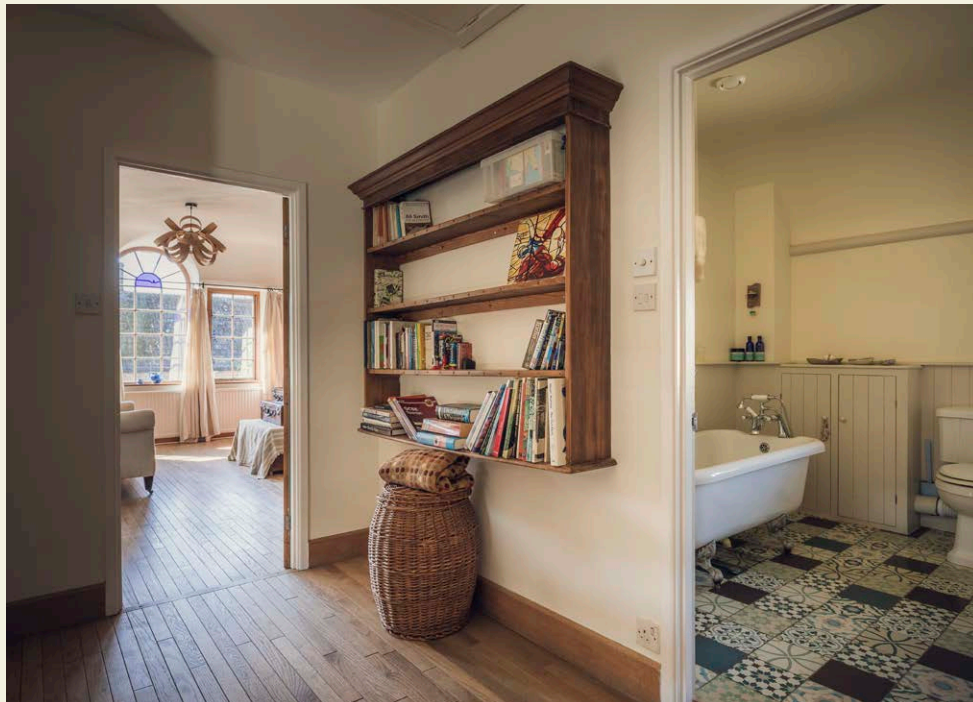
EPC - D



Interior

At the front of the house is a good sized porch that leads into the sitting room, which was the original main chapel space. The current owners rarely use that entrance as there is an alternative side entrance taking you straight into the central hallway. The entrance hallway is light and spacious with a window to the side and another pretty window through to the dining room. Open stairs, with a cupboard underneath, lead to the first floor.

Almost straight ahead is the utility/boot room, the useful working hub of the house, with a separate cloakroom and bags of space.



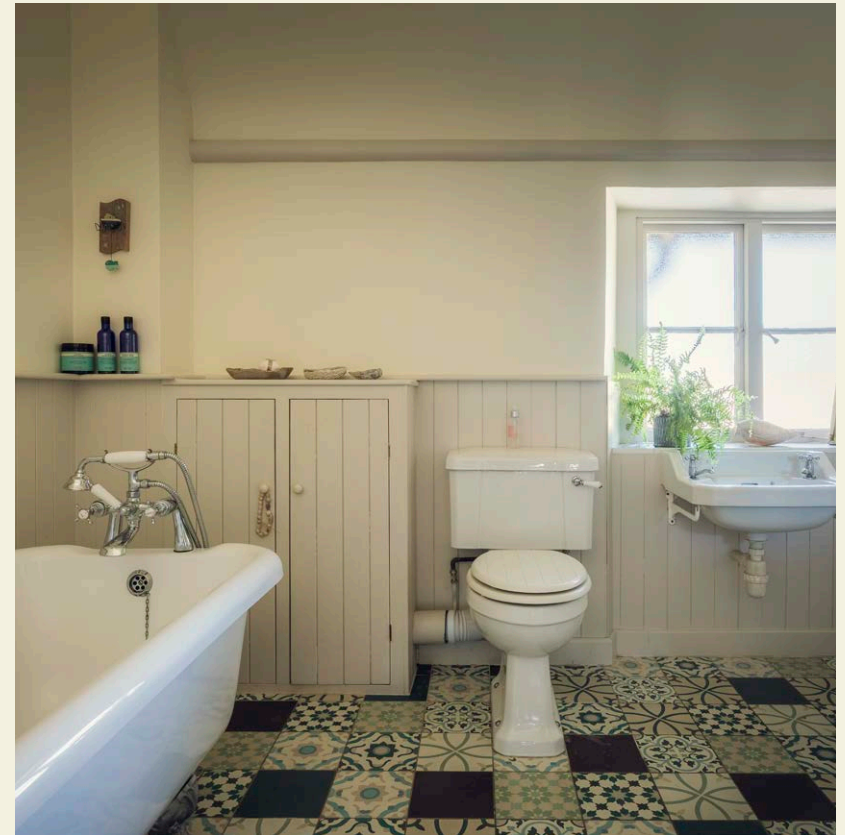
To the left is the stunning sitting room, the original chapel, with great ceiling height, lots of natural light through 4 windows, panelled walls, limewashed floorboards, an open fireplace and the original stone clad font (conveniently hidden under a trap door).

To the right is the kitchen, with stained glass door, that opens to the dining room. A quarry tile floor leads you through this part of the house. The solid wood kitchen has fitted and unfitted storage and plenty of space to reconfigure if wanted. A large opening takes you into the calm dining room with another fireplace and gas stove (not currently used).

A further opening leads to the garden room and views of the garden beyond.

Up the stairs and to the left you come to the remarkable main bedroom. Originally the chapel would have been on one floor. Often ecclesiastical conversions struggle working original windows into the plan having to split them more often than not. Here there has been no such problem and the windows, with original stained glass elements, are simply sublime.

There are 7 in total giving the most fantastic light. A solid oak floor seamlessly leads from the landing into the bedroom which is a great sized space with plenty of room for an office area/sofa or whatever else one decides. There are double built in wardrobes, a further wardrobe and a modern ensuite shower room.



Next to the main bedroom is the family bathroom with a freestanding bath, Fired Earth floor tiles, a basin and tongue and groove panelling. There is potential to add a shower to the bathroom by relocating the hot water tank and utilising that space.

Beyond the bathroom are the 3 further bedrooms, all unfussy and individual, with lovely views to the garden or across the village.



Outside

The front garden has a wide pathway that leads past the entrance hall, through double timber gates, to the fantastic rear garden. Running along the back of the house is a flagstone patio which leads to a timber veranda for outside dining. Steps and a grass bank lead up to the main garden.

The garden is a delight, mainly lawn, with trees and hedges. One of the trees has a charming wrought iron tree bench round the base. There is tonnes of scope for vegetable patches, outbuildings (subject to planning) or more formal planting.



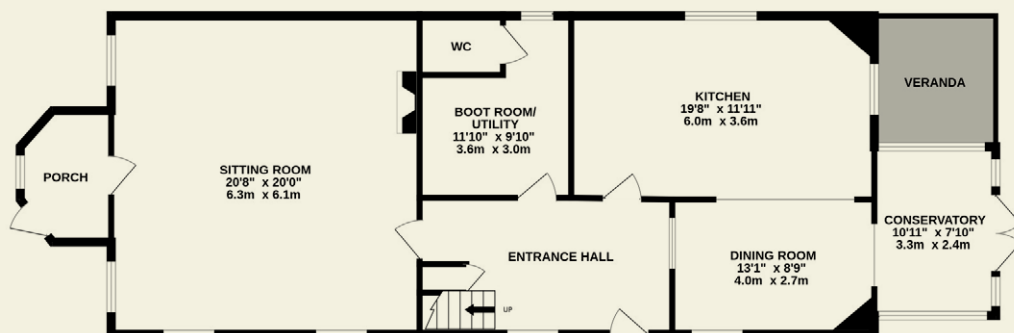
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OLD CHAPEL, HINTON ST GEORGE



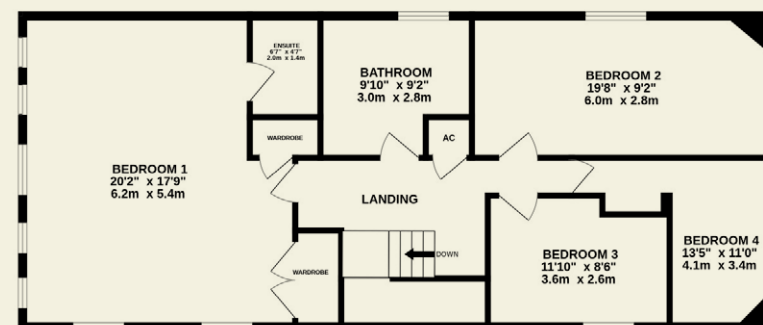
GROUND FLOOR

1144 SQ. FT. / 106.3 SQ.M. APPROX



1ST FLOOR

982 SQ. FT. / 91.2 SQ.M. APPROX



TOTAL FLOOR AREA

2125 SQ. FT. / 197.5 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. At the crossroads turn right and the house can be found on the right hand side.

WHAT3WORDS /// **BIRDCAGE.MUSH.JAZZ**

Services

Mains gas, electricity, water and drainage are connected to the house.

Local Authority

Somerset Council - Band E

Eaves Notes

Historically there has been a right of way from the cottage next door, across the back of the chapel, down the path to the front. This will be relinquished upon completion of a sale.

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