



Eaves

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Old Farm

West Street, Hinton St George, TA17 8SA

GUIDE PRICE: £875,000

A magical family home, in the same ownership for nearly 40 years, in the picturesque village of Hinton St George. A Grade II listed former farmhouse with detached annexe, private courtyard garden and approximately $\frac{1}{4}$ acre of land at the end of the road.

TENURE — FREEHOLD



Overview

Old Farm is a five bedroom Grade II listed thatched farmhouse bursting with character and charm. In need of some updating it offers an entrance hall, a 27ft sitting room, kitchen/dining room, two further reception rooms, cloakroom, five double bedrooms (two with showers), bathroom and a south-facing courtyard garden.

The annexe currently has a central open plan living room /kitchen, two bedrooms, a bathroom and an attic room. As well as the courtyard garden there is a further piece of land, just under ¼ acre, at the end of the road. There are gates between the house and the annexe which lead to a driveway for off street parking.

Key Features

- GRADE II LISTED FORMER FARMHOUSE
- IDYLIC VILLAGE LOCATION
- AN ABUNDANCE OF CHARACTER
- 5 DOUBLE BEDROOMS
- 2 BEDROOM ANNEXE
- 3 RECEPTION ROOMS
- FARMHOUSE KITCHEN/DINING ROOM
- HALL/OFFICE
- COURTYARD GARDEN
- FURTHER LAND OF APPROXIMATELY 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 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

Originally dating back to the 16th Century the house is built from local ham stone under a thatched roof and would have been split into living accommodation and livestock areas. The house retains much of its original character features including stone mullion windows, plank and muntin walls, exposed beams and flagstone floors.

Interior

A central entrance hall, with plank and muntin walls, leads you into the house. On the right hand side is the sizeable sitting room with its inglenook fireplace and further fireplace with ham stone surround. A door from the sitting room leads to a further hallway/office space with one of the staircases to the first floor. Next is the charming farmhouse kitchen/dining room which subsequently leads through to the garden room and courtyard garden beyond.



On the other side of the house you will find the two further reception rooms. A snug with the second staircase to the first floor and another substantial fireplace with wood burning stove and a studio with yet another fireplace completes the ground floor.

Upstairs are the 5 double bedrooms, two of which have showers, a useful landing/snug space and the main bathroom with separate WC.





The Annexe

The detached annexe is an incredibly useful space and offers lots of potential for a number of different uses, subject to the necessary planning.

Interior

The annexe, as it is currently, has a good sized central living room/kitchen with full height ceiling to the roof. There are two bedrooms, a bathroom and a small utility room. Stairs from the central room lead to a gallery and attic room on the first floor.



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OLD FARM, HINTON ST GEORGE



The Garden

A charming south-facing courtyard garden that is totally private and approached via the garden room, the studio or the driveway. It has a great seating area with a vine covered pergola over for shade in the summer months. There is plenty more scope to further improve this space.

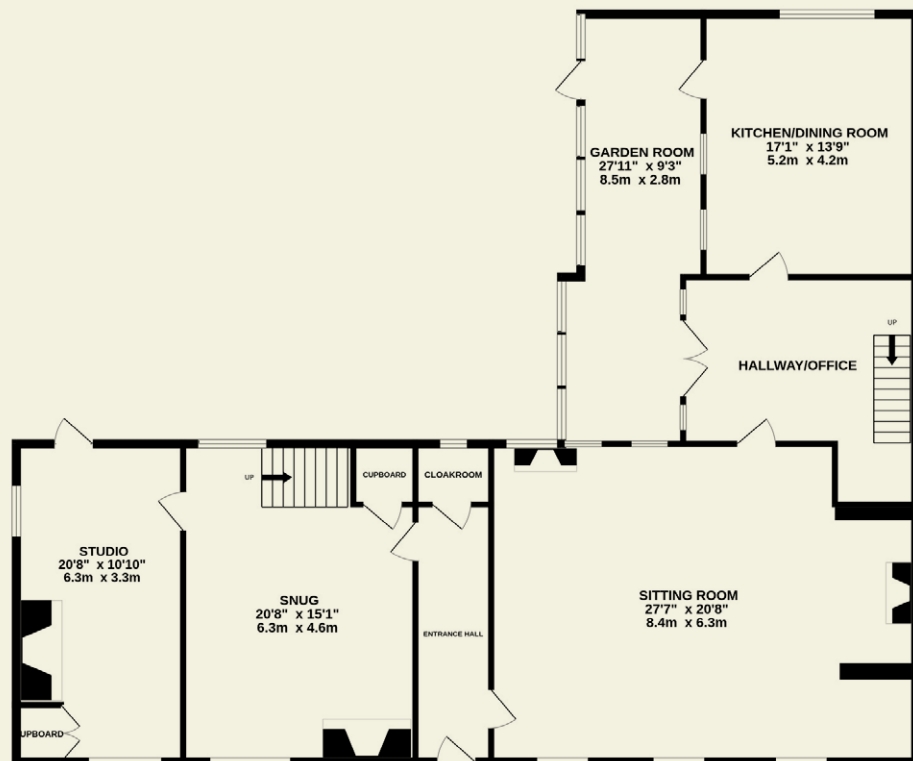
The Land

At the end of the road is a further piece of land totalling just under ¼ acre. The current owners have used this land as an extension of their garden and could be put to a number of uses. It overlooks the Church of St George and also has a base for a Yurt.



HOUSE GROUND FLOOR

1772 SQ. FT. / 164.6 SQ.M. APPROX

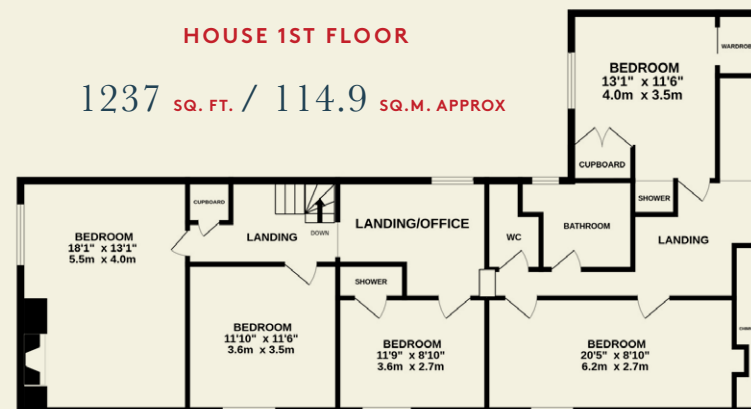


HOUSE TOTAL FLOOR AREA

3009 SQ. FT. / 279.5 SQ.M. APPROX

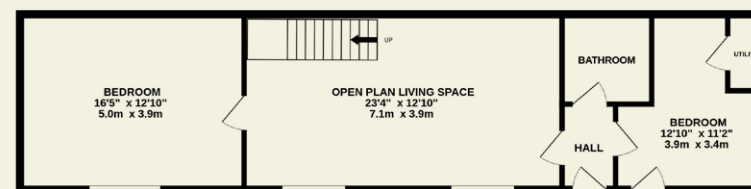
HOUSE 1ST FLOOR

1237 SQ. FT. / 114.9 SQ.M. APPROX



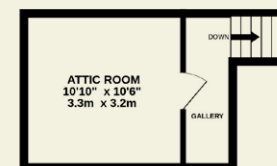
ANNEXE GROUND FLOOR

701 SQ. FT. / 65.1 SQ.M. APPROX



ANNEXE 1ST FLOOR

162 SQ. FT. / 15.1 SQ.M. APPROX



ANNEXE TOTAL FLOOR AREA

863 SQ. FT. / 80.2 SQ.M. APPROX

Floorplans



Directions

From the Yeovil direction 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 and continue to the end of the High St taking a left onto West St. The house can be found on the left hand side.

WHAT3WORDS /// **SINGING.SEAGULLS.CARPETS**

Services

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

Local Authority

Somerset Council - Band F

Eaves Notes

The ridge of the roof was re-thatched in 2024 and the thatcher has indicated that no remedial work should be required for at least 10 years. (We advise any potential buyers to look into this themselves). The boiler was replaced prior to the house coming on the market.

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