



Head Street, Tintinhull, Yeovil

Guide Price
£700,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A very attractive detached period property enjoying a 1.03 acre plot in total, a landscaped garden, a range of outbuildings and south-facing views.

- Period 4 bedroom Detached House
 - 1.03 Acres in Total
- Bathroom & Down Stairs Shower Room
 - Garden Room
- Sitting Room with Woodburner
 - Dining Room/Study
- Kitchen Dining/Breakfast Room
 - Garage and Parking
- Large Orchard/Recreational Area & Outbuildings
 - Lovely Garden





A very attractive detached period property enjoying a 1.03 acre plot in total, a landscaped garden, a range of outbuildings and far-reaching south-facing views.

The accommodation comprises an entrance hall, sitting room, separate study/dining room, kitchen/dining/breakfast room, garden room, shower room, 4 bedrooms and family bathroom. There is off-road parking for 3/4 vehicles and a garage.

The property

A very attractive detached period house nestles in this lovely Somerset village enjoying its own south-facing gardens and land totalling just over 1 acre.

Built in the 1930's this property has been extended and retains some of its original period features including an exposed wooden floor and doors, tiled flooring, picture rails and fireplaces.

The well-proportioned accommodation has been presented to a high standard throughout, with the layout of the ground floor in particular being superbly suited to both family living and entertaining with a lovely flow linking the individual spaces together.

At the front of the property, the original front door and porch opens into the bright and airy entrance hallway which features original ornate tiled flooring, stairs rising to the first floor with the inner hallway giving access to a convenient downstairs toilet and shower room.

On either side of the hallway are two of the reception rooms, both of which are naturally light and feature lovely front aspect bay windows. The study offers a flexible space to suit individual requirements and features a fireplace, whilst the main sitting room has a central fireplace with a wood burner inset.

At the rear of the sitting room French doors open into the beautifully light and spacious garden room where there are pleasant views down the garden and French doors opening onto one of the patio areas.

The hub of the home is the large kitchen/dining room which provides a sociable space for dining and entertaining with French doors linking back to the garden room and outside to a larger patio/terrace. The kitchen area comprises a range of wooden fitted units with under lighting to the wall units, wooden work surfaces, Belfast sink, Range cooker (negotiable) and space for additional appliances.

The utility room is conveniently situated off the kitchen and offers space for additional white goods, a door opening to the side of the property along with an internal door to the garage.

On the first floor, there are four bedrooms and a family bathroom along with the light and airy landing which enjoys views over the garden and surrounding countryside towards St. Michaels Mount.

The master bedroom is situated at the rear of the property and enjoys the glorious

far-reaching views over the garden, orchard and countryside beyond.

The second and third double bedrooms are both beautifully light and spacious with dual aspect windows, from which the second bedroom enjoys the same far-reaching views at the rear across the garden and surrounding countryside. The third bedroom has access to a large loft space. The fourth bedroom (currently set up as a dressing room) provides flexibility to suit individual requirements and benefits from built-in storage.

The family bathroom is presented to a high standard and comprises a roll-top bath with mixer taps and shower attachment, wash hand basin, WC, radiator and access to the airing cupboard.

Outside

The generous garden and adjoining orchard will have great appeal to those looking for a slice of the good life in a beautiful countryside location with the benefit of a vibrant village location and nearby amenities within easy-reaching distance.

The property sits within 1.03 acres comprising a lovely landscaped rear garden with a large orchard, which in the past, has been used as a smallholding and offers the ideal opportunity to keep small livestock and produce vegetables/fruits as well as plenty of recreational space.

Mature hedging provides an attractive border around the front garden together with a gravel driveway providing off-road parking for several vehicles. To the side is a





garage with double wooden doors, power, light and an internal tap. The driveway continues down the side of the property and is currently fenced off with a pedestrian gate at the centre.

The rear garden is well established and has a south-facing aspect benefiting from a great deal of sunshine throughout the day, especially on the patio/terraced areas at the immediate rear of the property which provides ideal locations for alfresco dining. Planted with an abundance and wide range of mature plants, shrubs and trees which provide interest and colour throughout the year together with pathways between the planted borders. Further to this is a central raised pond and a dedicated vegetable garden within a large raised bed.

At the bottom of the garden, a gate provides access to the orchard which is enclosed by mature hedging on all sides and offers an excellent recreational space. There is a range of established fruit trees including apple, plum, pear and cherry, a range of outbuildings including a cosy caravan, dedicated vegetable and fruit growing areas as well as plenty of space for family games and gatherings. Further gate with prescriptive access from the neighbouring property.

Services

All main services are connected to the property. Gas-fired central heating (boiler serviced annually).

The property benefits from an alarm system, which has been serviced annually alongside security lighting to the front, side and rear.

Council Tax:
Somerset Council—Band E.

Broadband - Superfast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker. <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Situation

There is an active community in the village together with a Primary school, Church, outdoor swimming pool, tennis courts, recreation ground with a children's play area, public house, National Trust Gardens along with a superb village hall which offers a wide range of clubs, societies and a coffee shop.

The area is well-served by both independent and state schools. Both nearby Martock and Yeovil can be accessed via bus routes through the village and are a short distance drive with Martock offering a good range of everyday amenities and Yeovil providing a wider range of shopping and leisure facilities as well as mainline rail connections. Tintinhull offers easy access to Yeovil and the A303 for connections east and further south-west and the M5 (J25) can be joined at Taunton, with Bristol and Exeter International Airports also being within easy reach.

Agents Notes

No recent planning applications were funded which may affect the property. To make your own enquiries please refer to the SSDC planning website:

<https://publicaccess.southsomerset.gov.uk/online-applications/search.do?action=simple&searchType=Application>

The area around Rosedale 9, Head Street, Tintinhull, Yeovil, BA22 8QH has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.

Directions

What 3 words: [///bills.pleaser.touches](http://bills.pleaser.touches)

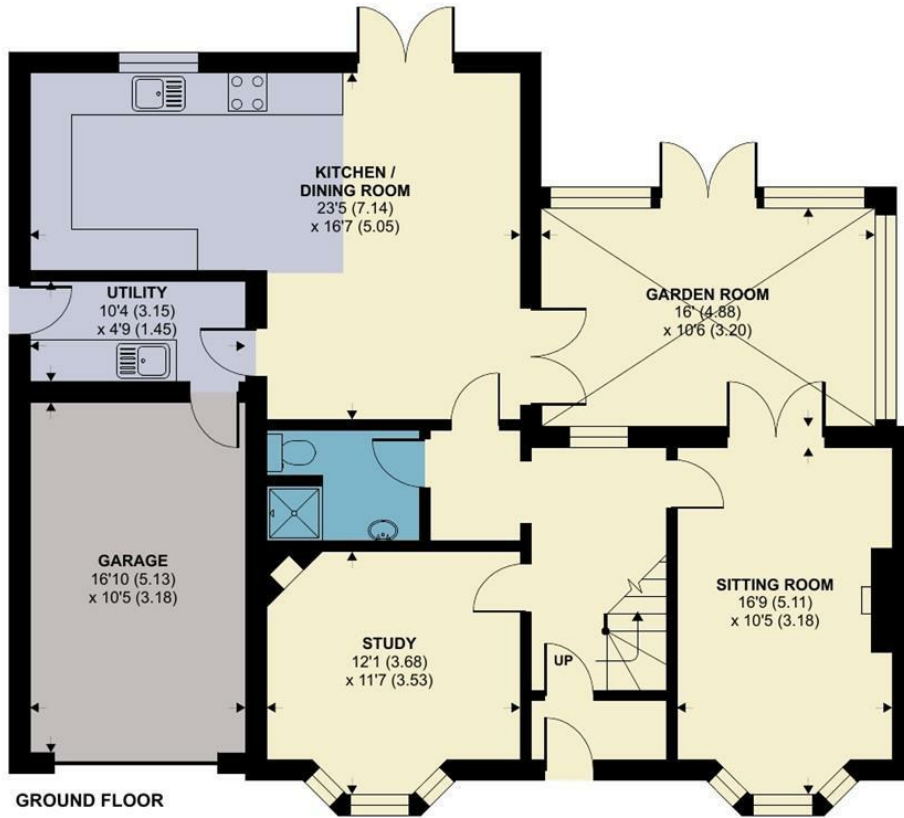
From the main Yeovil Hospital roundabout proceed northwards on Ilchester Road. At the mini roundabout take the first exit. At the double mini-roundabout take the last exit towards Chilthorne Domer. Pass Brimsmore Garden Centre on your right. Proceed through Chilthorne Domer and into Tintinhull. After approximately 50 metres on your left-hand side.

Head Street, Tintinhull, Yeovil

Approximate Area = 1891 sq ft / 175.7 sq m (includes garage)

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus	A		80
161-191	B		
129-160	C		
95-128	D	66	
69-94	E		
41-68	F		
1-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1092047



YEO/SH/11/03/2024

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