



## Blind Lane, Bower Hinton, Martock,

An immaculately presented 4/5 bedroom linked detached house with ample Parking, Car Port & Garage.

Guide Price  
**£550,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

## Blind Lane, Bower Hinton, Martock, , TA12 6LR

- Linked Detached House
- Quiet Village Location
- Ample Parking, Car Port & Garage
- Immaculate Decorative Condition

Viewing strictly by appointment  
Symonds & Sampson  
01935 423526





Welcome to Blind Lane, Bower Hinton, Martock - a charming location that could be the setting for your new home! This delightful property boasts 3 reception rooms, offering ample space for entertaining guests or simply relaxing with your family. With 5 bedrooms and 2 bathrooms, there is plenty of room for everyone to enjoy their own space and privacy.

Situated in Bower Hinton, a picturesque village with a mixture of traditional old character hamstone houses together with more modern homes, this house provides the perfect blend of village tranquillity and modern convenience. The property type is a classic house, extending in recent years offering warmth and comfort that will make you feel right at home from the moment you step inside.

One of the standout features of this linked detached property is the parking provision - with space for up to 5 vehicles, a garage and a carport, you'll never have to worry about finding a spot for your car again. Whether you have a growing family or love to host gatherings, this parking

arrangement is sure to make your life easier.

Don't miss out on the opportunity to make this house your own and create lasting memories in this idyllic setting. Contact us today to arrange a viewing and take the first step towards owning your dream home in Blind Lane, Bower Hinton, Martock.

#### Situation

Bower Hinton is a popular small village, largely constructed of hamstone character properties. It is adjacent to the larger village of Martock which has a good range of shopping and leisure facilities and a primary school. Bower Hinton has a public house and hotel all within close walking distance of the property. There is easy access to the A303, one of the main routes to The West coming off the M3 from London. Yeovil, the regional centre is 6 miles away whilst the County Town of Taunton is within 20 miles. There are mainline railway stations at Crewkerne and Yeovil for Waterloo in London and another Yeovil station for Bath and Bristol.

#### The Property

The accommodation comprises entrance Porch, entrance Hall, sitting room, separate dining room, sunroom, kitchen/breakfast room, scullery, utility room, first-floor landing, bedroom one with en suite and Snug/dressing room off, bedrooms, two, three, four and five/study and family bathroom.

#### Outside

To the front of the property is a driveway providing parking for several vehicles, and a lawn bordered by a stone wall with railings. There is a Car Port 19'5 x 14' with double timber doors leading to the rear garden. There is also a SINGLE GARAGE with power and light, up and over door and personal door through to Scullery. The rear garden has a lawn and beds, pathways, patio and overlooks a beautiful and well-established orchard. There is a timber shed and a lovely, private patio area to the side with seating arbour.

#### Services

Mains water, gas, electricity and drainage. Gas-fired central

heating.

Broadband - Ultrafast 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://www.ofcom.org.uk>

The area around Blind Lane, Bower Hinton, Martock, TA12 6LR has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.

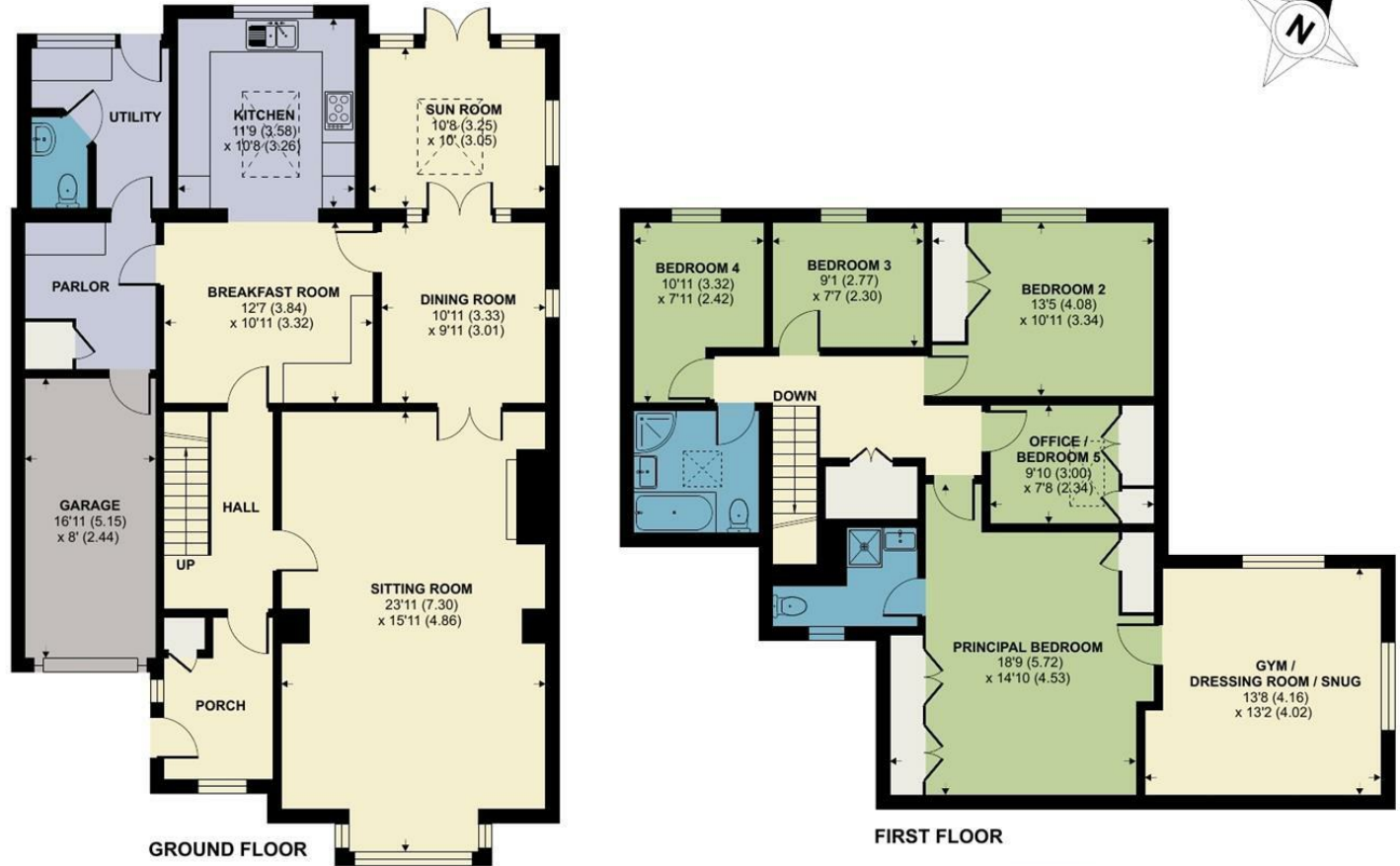
### Directions

What3words: [///gobbles.pound.scooters](https://www.what3words.com/#!/gobbles.pound.scooters)

# The Pippins, Blind Lane, Bower Hinton, Martock

Approximate Area = 2451 sq ft / 227.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	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). © n̄cheom 2024. Produced for Symonds & Sampson. REF: 1141543



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