



Green Close Farm











# Green Close Farm Hinton

Mudford, Yeovil, Somerset, BA22 8BA

Yeovil (2 miles) , Sherborne (5 miles) , Castle Cary (12 miles) & the A303 (5 miles)

Situated in the tranquil hamlet of Hinton, just outside Mudford, this enchanting Grade II listed thatched residence offers a rare blend of historic charm and modern comfort. Set within approximately four acres of well maintained gardens, grounds, and paddock, the property includes a spacious four-bedroom main house and a fully self-contained one-bedroom annexe. EPC Band E

- Grade II listed Farmhouse
- Character Period Features
- Kitchen Breakfast Room and Utility
- Fine Rural Location
- Freehold
- One Bedroom Annexe
- Five Large Bedrooms (including annexe)
- Four Shower Rooms (including annexe)
- Approximately 4 acres of land
- Council Tax Band E

Guide Price £950,000

## Stags Yeovil

4/6 Park Road, Yeovil, Somerset, BA20 1DZ

01935 475000 | [yeovil@stags.co.uk](mailto:yeovil@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty



## SITUATION

Located in the hamlet of Hinton, close to the village of Mudford, the property enjoys a quiet rural atmosphere while remaining close to local amenities and transport links. Yeovil is just two miles away, with Sherborne, Castle Cary, and the A303 all within easy reach. The area is well-served by reputable schools including Hazelgrove, Millfield, and Sherborne Prep, Boys and Girls Schools.

## DESCRIPTION

This exceptional home presents a rare opportunity to own a piece of Somerset's heritage. Whether you're seeking a serene country retreat or a versatile family residence, this Grade II listed property is sure to impress.

## ACCOMMODATION

The main house welcomes you with a generous hallway leading to the principal reception rooms. The large living room, with exposed beams and a wood-burning stove, provides a cosy space for family gatherings. Adjacent to this is a formal dining room, ideal for entertaining, with natural light streaming through its windows.

The farmhouse-style kitchen is the heart of the home, featuring bespoke cabinetry, a Belfast sink, and an AGA cooker. A breakfast area overlooks the expansive rear garden, offering a perfect spot for casual meals. The ground floor also includes a versatile study or snug, which could serve as an additional bedroom, shower room and utility.

Upstairs, the property boasts three well-proportioned bedrooms, each with its own unique character. The master bedroom benefits from an en-suite bathroom and stunning views across the surrounding countryside. The remaining bedrooms share access to a thoughtfully designed family shower room.

## THE STABLES - Annexe

The separate annexe provides flexible accommodation, ideal for guests, extended family, or potential rental income. It includes a modern open-plan living area with a fully equipped kitchen, a comfortable double bedroom, and a stylish bathroom. The annexe also features underfloor heating, solar panels, and an EV charging point, adding eco-conscious appeal.







## OUTSIDE

Approaching the property, you'll find ample parking to the front. The home's traditional thatched roof, recently maintained by the current owners, complements its striking stonework and period features, preserving the timeless character of this countryside retreat.

The grounds extend to approximately 4 acres and include mature gardens, an island paddock with fishing rights, and a variety of outbuildings that blend period charm with modern utility. The outdoor space offers endless possibilities for gardening, recreation, or simply enjoying the peaceful countryside setting.

## Agents Notes

A public footpath runs from Hinton Road along the driveway and across the paddock to the weir at the southernmost corner. Somerset Council has temporarily closed this section due to the removal of the iron bridge, which could no longer support foot traffic. A new bridge at an alternative location is proposed within the coming years.

## SERVICES

Mains water and electricity are connected. ....

Broadband : Standard and Superfast (ofcom).

Mobile : EE, three, O2 and Vodafone (ofcom-some service may be limited)

Flood Risk Status - very low risk (Environment Agency)

EPC Ratings: The Stables – C | Main Residence – E

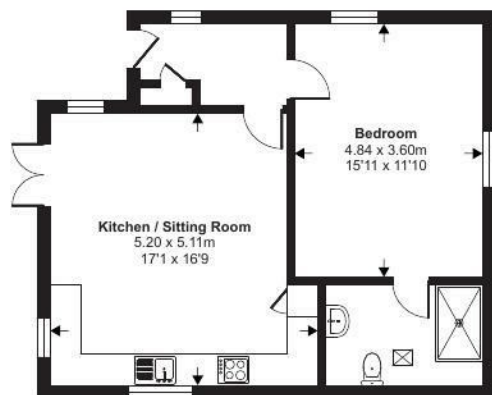
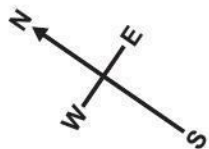
## VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office telephone 01935 475000.

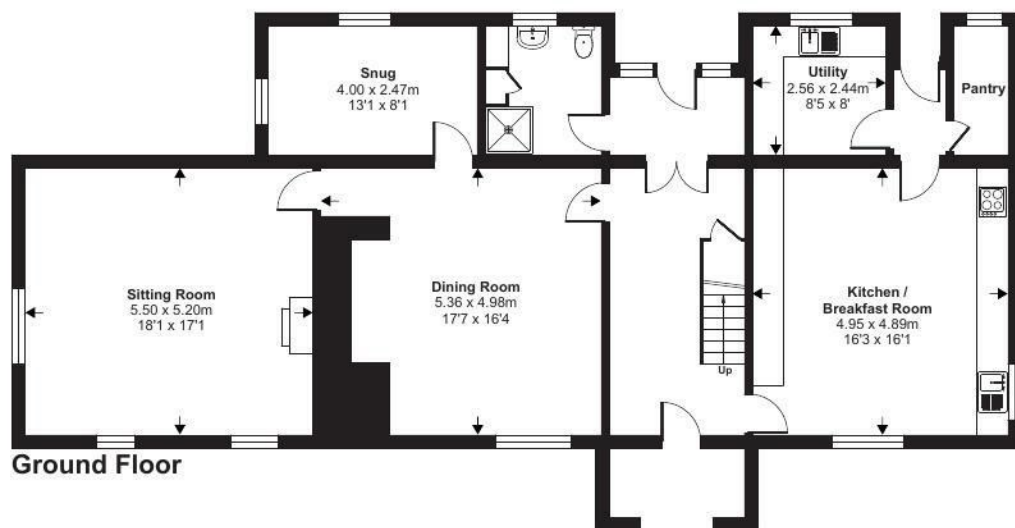
## DIRECTIONS

From Yeovil head North towards Mudford and Marston Magna. After having left the town, continue through the village of Mudford and after a further 0.25 miles turn left signposted Hinton. Green Close Farm will be found 0.2 miles on the left hand side.

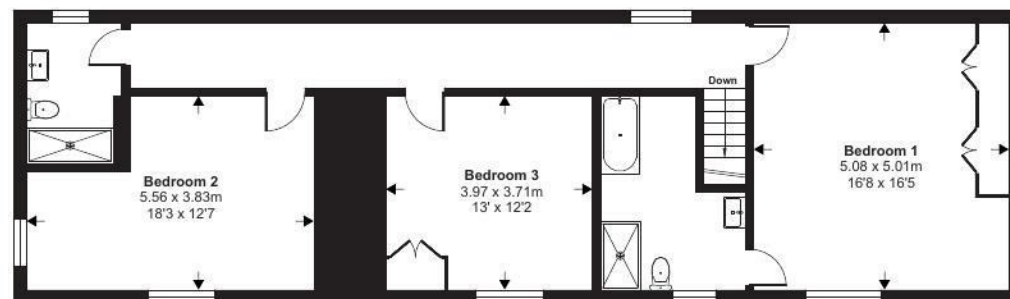




Annexe



Ground Floor



First Floor

Approximate Area = 2435 sq ft / 226.2 sq m  
Annexe = 583 sq ft / 54.1 sq m  
Total = 3018 sq ft / 280.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1345008



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







