



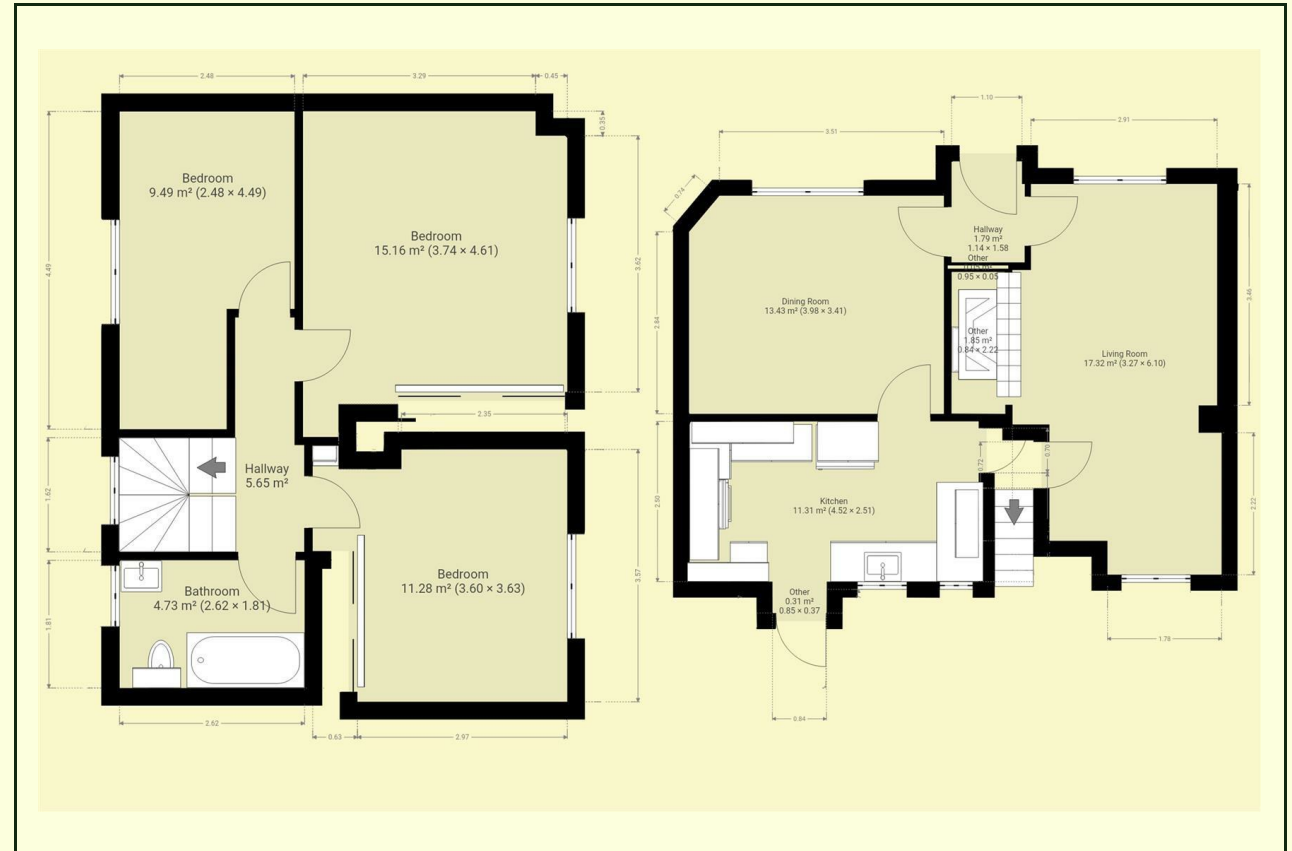
**DERBYSHIRE'S**  
— *Estate Agents* —

Lantern Cottage 75 West Street, Hinton St.  
George, Somerset, TA17 8SB



A rare opportunity to acquire a character terraced cottage tucked away in the sought after village of Hinton St George. The village is arguably the most sought after in South Somerset and boasts a renown pub and excellent village shop. The cottage is located on a small lane off West St (which itself is a quiet no through road), where there is on road parking. The hamstone cottage retains many original features, accommodation briefly comprises of Lounge, dining room, fitted kitchen, bathroom and three good sized bedrooms. To the rear there is an enclosed cottage garden.

- 3 BEDROOM CHARACTER COTTAGE
- SOUGHT AFTER VILLAGE LOCATION
- ENCLOSED COTTAGE GARDEN
- LOUNGE WITH INGLENOOK AND EXPOSED BEAMS
- SEPARATE DINING ROOM
- QUIET STREET
- NO ONWARD CHAIN



Lantern Cottage 75 West Street, Hinton St. George, Somerset, TA17 8SB  
**Offers In Excess Of £395,000**

### Entrance Lobby

UPVC part glazed door opens on to entrance lobby with doors off to lounge and dining room.

### Lounge

*10'9" x 20'0" max*

A dual aspect room with windows to front and rear, beamed ceiling, large inglenook fireplace with wood burner, wall and ceiling lights, fitted carpet.

### Dining Room

*13'5" x 11'11"*

Window to the front, stripped oak floor, wall and ceiling lights, electric imitation wood burner heater.

### Kitchen

*19'10" x 10'7"*

Fully fitted with a good range of base and wall units, with solid wood worktops and inset Belfast sink. Integrated dishwasher, fitted range cooker, fitted American style fridge freezer, space and plumbing for washing machine, 2 windows and back door to the rear looking onto to the garden.

### Rear Lobby

Small rear lobby area between lounge and kitchen doors giving access to stairs leading to first floor landing with doors of to:

### Bedroom 1

*13'5" x 12'5"*

Window to front, range of fitted wardrobes, night storage radiator, fitted carpet.

### Bedroom 2

*12'9" x 12'5"*

Wwindow to front, fitted wardrobes , night storage heater, fitted carpet.

### Bedroom 3

*7'10" x 11'1" max*

"L" shaped room, window to rear , night Storage radiator, fitted carpet.

### Bathroom

*8'6" x 5'8"*

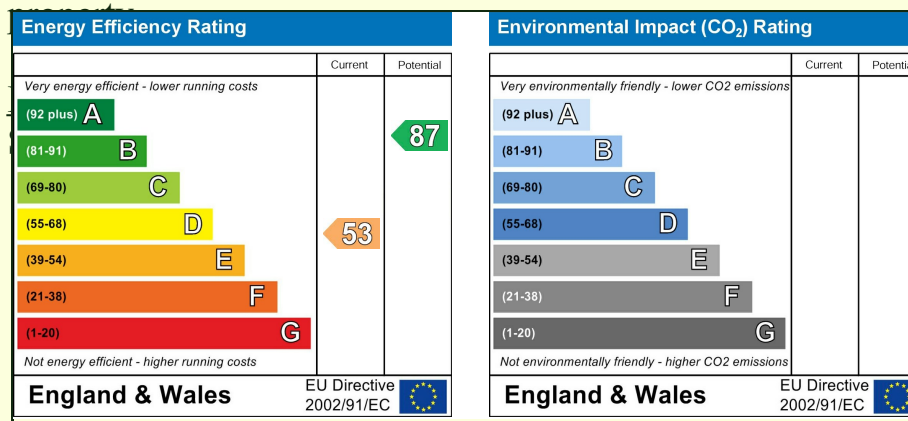
Part tiled walls , fitted "P " bath with electric shower over, Pedestal basin, low level WC , heated towel rail.

### Outside

Outside there is a pretty, enclosed cottage garden, part paved and mainly laid to lawn with mature shrubs to the border. There is on street parking on West Street.

### Services

Mains electricity, water and drainage are connected to the







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