



DERBYSHIRE'S  
— Village & Country —

*Little Garth, 59 South Street*  
*Hinton St George, TA17 8SW*



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*The Village of Hinton St George is arguably the prettiest village in South Somerset. With its local hamstone and surrounding countryside you will struggle to find something more picturesque. The village has a number of amenities including a village shop with post office, a multi award-winning public house, a charming tea rooms, village hall and playing fields and a stunning church. Crewkerne 3 miles with mainline rail link to London Waterloo, Ilminster 6 miles, Taunton 18 miles with M5 motorway connection and rail link to London Paddington Yeovil 12 miles.*



***A charming character cottage in this much sought after village, constructed of local stone. The property comprises, sitting room, cleverly designed kitchen diner complete with a range of white goods that are included, master bedroom, bathroom, courtyard garden with stairs up to decked dining area that enjoys the sun most of the day.***

***Derbyshire's Estate Agents, 7 High Street, Chard, Somerset, TA20 1QF  
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London Office: 121 Park Lane, Mayfair, London W1K 7AG  
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## **Accommodation**

**Sitting Room** - 13'1" x 11'1" (3.99m x 3.38m) Solid wood glazed door to the front of the property, double glazed window to the front, exposed stone detailing, feature fireplace with Carron wood burning stove and local hamstone surround, TV and telephone points and 1 x radiator.

**Kitchen/Diner** - 14'1" x 11'9" (4.29m x 3.58m) - A cleverly designed space, window to the rear and side of the property, sliding patio doors to rear, skylight, stairs to the first floor landing. There is a selection of wall and base units, integral fridge/freezer (included), washing machine (Indesit included), tumble dryer (Hotpoint included), integral dishwasher (Indesit included), built in Indesit double oven, 1 1/2 bowl sink with tiled splashbacks. Character features include an exposed natural stone wall with opening between the two areas, exposed wooden beams and lovely flagstone floor, 2 x radiators.

**Landing** - Hatch to Loft Space.

**Master Bedroom** 12'9" x 11'5" (3.89m x 3.48m) Double glazed window to the front of the property, built in double wardrobe containing electric boiler and separate immersion tank, TV point, 1 x radiator.

**Bathroom** - 8'9" x 7'6" (2.67m x 2.29m) - Window to the rear of the property with obscured glass, bath with shower above and glass shower door, WC, pedestal basin with tiled splash backs, halogen spot lights and 1 x radiator.

**Outside** - To the rear of the property is a courtyard with steps up to a decked dining area that catches the sun most of the day. There is an outdoor shed and a seperate cupboard as well.



## **VIEWING**

*Strictly by appointment through the Vendor's Selling Agents, Derbyshire's Estate Agents, telephone (01460) 63600.*

## **SERVICES**

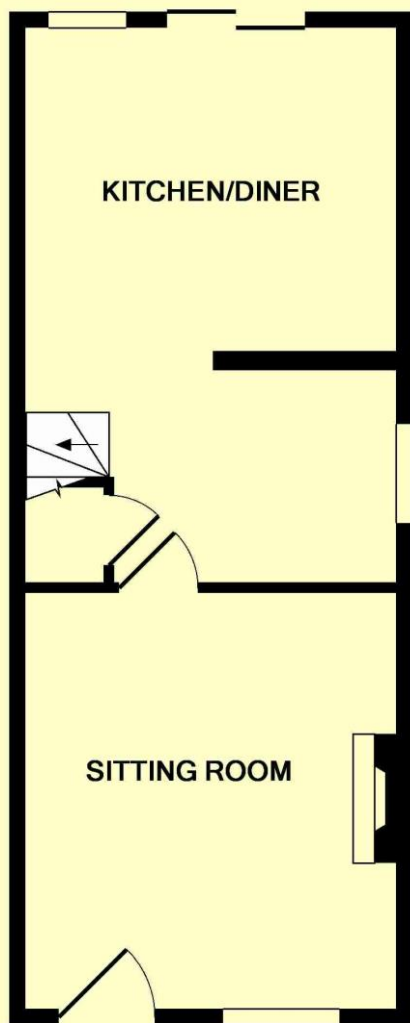
*Mains Electricity, water and drainage are connected to the property. Telephone connection subject to usual transfer regulations.*

## **DIRECTIONS**

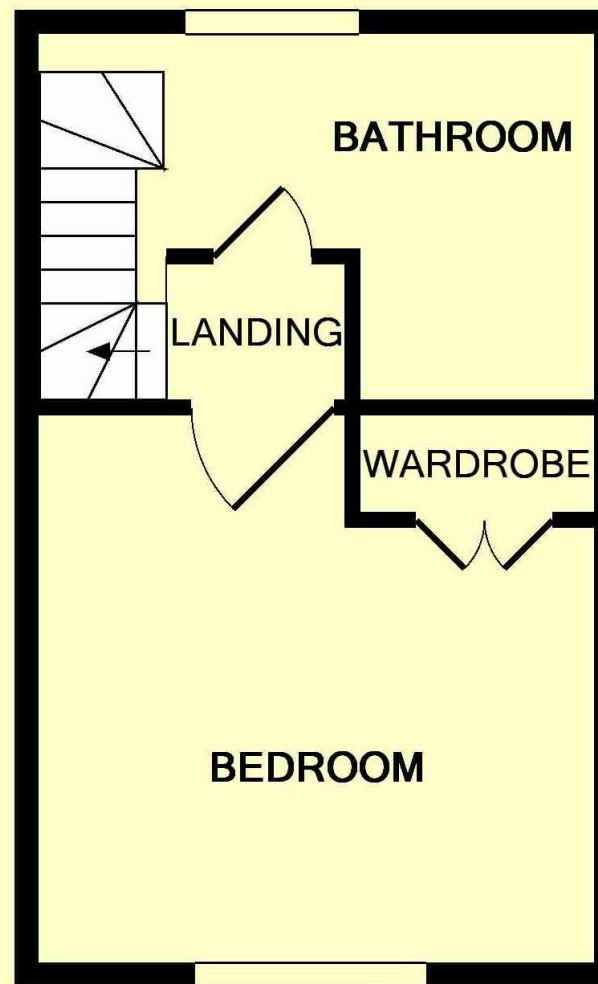
*From Crewkerne, leave the town heading west towards Chard, go through Roundham and take the first turning on the right towards Hinton St George. Continue straight on this road for 1 ¾ miles and the property can be found on the left hand side of the road marked by a Derbyshire's For Sale board.*

## **AWAITING EPC**





GROUND FLOOR



1ST FLOOR

This floor plan is for illustration purposes only, and is not intended to be a scale drawing. All measurements of rooms, doors and windows are approximate and their accuracy cannot be guaranteed.

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