



Queen Street, Tintinhull, Yeovil, Somerset,  
BA22 8PG

Guide Price £575,000

Freehold

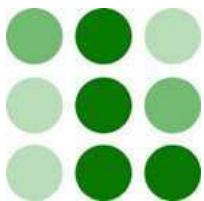
This most attractive Hamstone semi-detached cottage offers accommodation including three reception rooms and a fitted kitchen whilst upstairs there are three double bedrooms and the family bathroom. The property offers a great combination of lovely character features complimented by modern day conveniences. The property sits on a plot of just under an acre made up of formal garden area and a paddock with a substantial quality barn/workshop measuring 17 x 8 metres with store rooms and mezzanine floor above. The workshop has an electric roller door with plenty of head height for such vehicles as tractors/motorhomes. If you are looking for extensive garage/storage facilities this is certainly one to view.



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33 Queen Street, Tintinhull, Yeovil, Somerset, BA22 8PG



- Grade II Listed Semi-Detached Cottage
- Three Double Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Grounds Approaching An Acre Made Up Of Garden & Paddock
- Detached Workshop/Block Built Barn Suitable For Vehicles Including Tractors Or Motorhomes (Tall Wide Electric Door)
- Popular Village Location
- Mains Gas Central Heating & Partial Double Glazing.
- Plot extends to 0.912 acres.



An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

The **ACCOMMODATION** comprises:

**Sitting Room 6.98m x 3.62m (22'11" x 11'11")**

As you enter the property you are greeted with one of the three reception rooms with flagstone flooring and a feature wood burning stove with wooden mantel. There is an interesting built in niche with recessed shelving and a single glazed window which overlooks the front garden. There is a radiator, an understairs cupboard and wall lamps. Doors open to the third reception room and kitchen.

**Reception Room Three 4.66 m x 3.17 m (15'3" x 10'5")**

Positioned at the front of the property this room could become an attractive home office, play room, sitting room or formal dining room. There is a most impressive Hamstone fireplace, a single glazed window overlooking the front of the property, wall lamps and picture rails.

**Kitchen 4.59 m x 3.08 m (15'1" x 10'1")**

Fitted with a good selection of wall, base and drawer units with work surfaces above, open shelving and cottage style tiling. The Belfast style sink with mixer tap is conveniently situated under the rear facing window. There is space for an American style fridge/freezer and a washing machine. The electric oven with gas hob and extractor hood above are built in and the gas fired combination boiler is neatly concealed in a tall unit. Doors open to the second sitting room and rear garden.

**Rear Reception room 4.69 m x 3.50 m (15'5" x 11'6")**

A cosy room with a double glazed window facing the side and patio doors with side light windows opening to the garden. There is a radiator, wall lamps and stairs which provide access to the first floor landing.

**Landing**

Doors open to all three bedrooms and the family bathroom. There is a window to the side, a ceiling light point, a radiator and access is available to the loft.

**Bedroom One 4.69 m x 3.50 m (15'5" x 11'6")**

A good size double bedroom with a radiator and wall lamps. A window overlooks the rear garden.

**Bedroom Two 3.56 m x 3.33 m (11'8" x 10'11")**

A comfortable double room with a window overlooking the front of the property and a ceiling light point.

**Bedroom Three 3.95 m x 3.81 m (13'0" x 12'6")**

Also a double bedroom there is a window to the front and a ceiling light point. There is a decorative exposed Hamstone fireplace.

**Family Bathroom**

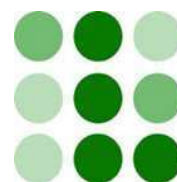
The well equipped bathroom includes a path shaped bath with shower above and circular extending screen, pedestal wash basin and a low level WC. There is a Velux window and a heated towel rail.

**Outside**

The property sits nicely back from the road behind an attractive stone built wall with ample parking to the side leading to substantial wrought iron gates. A good size area of rough hard standing leads to the large barn/workshop considered suitable for a variety of uses (subject to the necessary consent). The barn is large measuring over 17 metres by 8 metres with mezzanine level and stores below. Offering natural daylight, power and light along with a oversized electrically operated roller door this space would be perfect for storing large vehicles including a motor home/tractors/large machinery etc or offers the perfect hobby space for any number of uses. The majority of the garden is laid to lawn with mature bushes whilst beyond and to the side of the barn is a paddock.

**Local Area**

The popular village of Tintinhull is just under 5 miles from the market town of Yeovil and is within easy reach of the A303. Within the village there is a open air swimming pool and play park, working men's social club, National Trust Garden, church, primary school and a village hall.

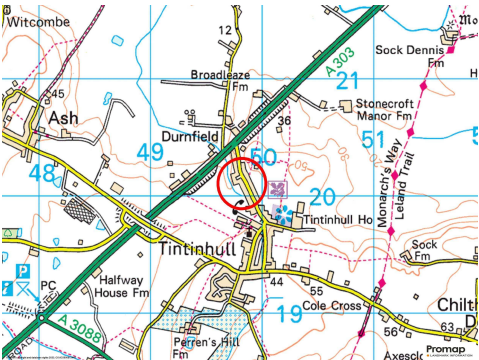
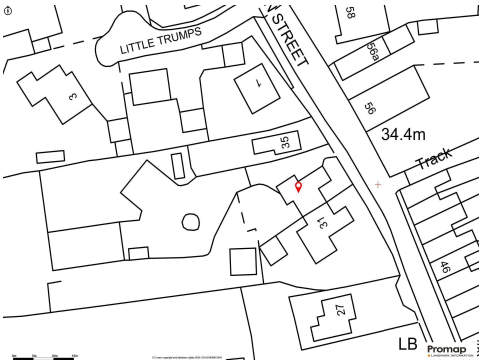
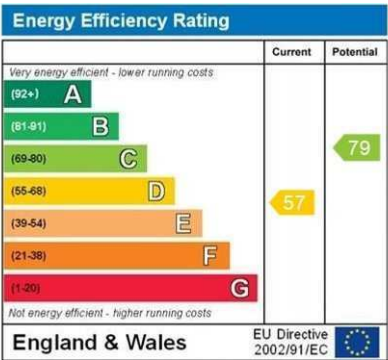


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Material Information applicable in all circumstances****Material Information**

In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - D
- Asking Price - Guide Price £575,000
- Tenure - Freehold

Stamp Duty Land Tax (SDLT) - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances – please visit HMRC's SDLT Calculator <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>

Other Fees/Disbursements payable - Conveyancers will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lenders' transaction fees (non-exhaustive list) – please seek confirmation from your Conveyancer prior to a commitment to purchase

**Material Information to assist making informed decisions**

- Property Type -Semi-Detached House
- Property Construction -Traditional
- Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- Electricity Supply -Mains
- Water Supply -Mains
- Sewerage -Mains
- Heating -Mains Gas Central Heating-combi boiler-kitchen. Wood burning Stove- living room.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking -Ample Driveway Parking & Large Workshop/Store.

**Material Information that may or may not apply**

- Building Safety - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
  - Restrictions -We'd recommend you review the Title/deeds of the property with your solicitor.
- Restricted Covenants include; We are not aware of any significant restrictions however we would recommend that you review with your conveyancer.

**Material Information that may or may not apply continued**

- Rights and Easements - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- Current Flood Risk - According to the Environment Agency's website the property is considered to be at Very Low Risk of River, Sea & Surface Water Flooding (defined as the chance of flooding each year as less than 0.1%). For detailed checks please visit the 'Long Term Flood Risk' on the government website. For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- Coastal Erosion Risk - N/A
- Planning Permission - No records on the Local Authority's website directly affecting the subject property.
- Accessibility/ Adaptations - N/A
- Coalfield Or Mining Area - N/A
- Energy Performance Certificate (EPC Rating) -D

**Other Disclosures**

**Please note that the property is located in a conversation area.**

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 21/11/2025. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.