

Rolfe East



Queen Street, Tintinhull, BA22 8PG

Guide Price £650,000

- SUPERB DETACHED BUNGALOW WITH ATTACHED ONE BEDROOM ANNEXE (2178 sq ft).
- POWDER COATED ALUMINIUM DOUBLE GLAZING, GAS CENTRAL HEATING, LOG BURNER!
- THREE BEDROOMS IN THE MAIN BUNGALOW - TWO EN-SUITE BATHROOMS.
- SHORT DRIVE TO SHERBORNE AND YEOVIL TOWNS.
- LANDSCAPED GARDENS AND PLOT EXTENDING TO THREE QUARTERS OF AN ACRE.
- FULL RENOVATION AND RECONFIGURATION TO A HIGH LEVEL BY THE CURRENT OWNERS.
- BACKING ON TO FIELDS AND COUNTRYSIDE.
- EXTENSIVE DRIVEWAY PARKING FOR 6-7 CARS PLUS CARAVAN.
- ANNEXE BOASTS UNDER FLOOR ELECTRIC HEATING.
- TOP EDGE OF VILLAGE ADDRESS WITH GOOD ACCESS TO A303 AND YEOVIL!

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Long Meadow, 47 Queen Street, Tintinhull BA22 8PG

WITH ATTACHED ANNEXE! 'Long Meadow' is a substantial, detached, modern bungalow (2178 square feet) situated in a choice edge-of-village location and standing in a huge plot and gardens extending to three quarters of an acre (approximately). The rear garden is simply stunning, boasting a westerly aspect and backing on to countryside. There is private, gated driveway parking for six cars or more plus space to park a caravan or motorhome. The main property has undergone significant extension and transformation to create a stylish, contemporary single storey residence. It boasts a self-contained, attached one bedroom annexe with electric under floor heating and double glazing. The main property is heated by mains gas fired radiator central heating with HIVE installed and a cast iron log burning stove. It also benefits from powder coated aluminium double glazing, large feature windows and feature lantern ceiling windows. The highly flexible accommodation enjoys good levels of natural light from large windows, dual aspects and a sunny east-to-west aspect. It comprises entrance porch, entrance reception hall, large sitting room, snug / office / bedroom four, open-plan kitchen / breakfast room, utility room, master double bedroom with en-suite shower room, second double bedroom with en-suite shower room and family bathroom. The annexe consists of private entrance, entrance hall, sitting room / dining room, kitchen double bedroom and bathroom. There is a large, detached timber cabin in the grounds that is insulated, double glazed and has light and power connected – ideal for work-from-home space or a studio. There are two further garden sheds, a greenhouse and a log store. There are fabulous countryside and village walks from nearby the front door. It is also a short walk to the very pretty village centre. Tintinhull has amenities including a village school, parish church, vibrant village hall and the National Trust administered Tintinhull Gardens.



Council Tax Band: E



There is an outdoor swimming pool for use and hire by the village community, and tennis courts for hire together with an active Tennis Club, both located in the heart of the village. The village hall opened in 2017 and offers a range of activities including Yoga, Pilates, Line Dancing, short mat bowls and a Tuesday Club for older village residents. The Hall also has a coffee shop which is open Monday– Friday offering lunches, cakes and beverages etc. The Hall and meeting room can also be hired for private functions. Yeovil and Sherborne are short drives away. Supermarkets and a Cinema are located in Yeovil, with boutique shops, Waitrose and restaurants located in Sherborne. Not to mention the world famous private schools and Abbey that can be found in Sherborne too. 'The Sherborne' a top class arts and conference centre with superb restaurant opened recently.

Large feature storm porch with outside lighting, double glazed front door and feature side light windows leads to

ENTRANCE RECEPTION HALL: 16'7 maximum x 15'2 maximum. A generous L-shaped greeting area providing a heart to the home, ceramic floor tiles, two radiators, telephone point, feature internal window. Loft hatch leading to loft space with light and power connected, loft houses Worcester Greenstar A energy rated boiler. Oak internal doors lead off to the main rooms.

SITTING ROOM: 22'4 maximum x 18' maximum. A simply fantastic main reception room enjoying a light multiple aspect, large double glazed sliding patio doors open onto the rear garden boasting views across the main garden and countryside beyond and a westerly aspect, uPVC double glazed window to the side, two radiators, TV ariel attachment, brick feature fire surrounds with paved hearth and cast-iron log burning stove. Glazed oak double doors give access from the sitting room through to the kitchen breakfast room giving a full through-measurement of 29'6 maximum.

KITCHEN BREAKFAST ROOM: 25'5 maximum x 10'3 maximum. A simply fantastic open plan living space, enjoying excellent levels of natural light, feature ceiling lantern window, double glazed window and door open onto the rear patio with views across the garden and countryside beyond. An extensive range of panelled kitchen units comprising laminated worksurface and surrounds, inset stainless steel one and a half Franke sink and drainer unit with mixer tap over, inset electric hob, a range of drawers, pan drawers and cupboards under, space and plumbing for dishwasher, space for upright fridge freezer, feature glass splash back, fitted wine rack, fitted corner carousel larder cupboard, a range of matching wall mounted cupboards and glazed display cabinets, built in eye level stainless steel electric oven and grill, wall mounted cooker extractor fan, inset feature ceiling lighting, TV point. Door from the kitchen dining room leads to

UTILITY ROOM: 9'1 maximum x 6'11 maximum. Laminated worksurface, tiled surrounds, inset Franke sink bowl and drainer unit with mixer tap over, a range of fitted cupboards, space and plumbing for washing machine, a range of matching wall mounted cupboards with under unit lighting, space for under counter freezer. Feature ceiling lantern window, space for tumble dryer, extractor fan. Oak connecting internal door leads to annexe.

OFFICE / OCCASIONAL BEDROOM FOUR: 11'10 maximum x 10'11 maximum. Internal windows to sitting room and to entrance hall, oak effect laminate flooring, radiator. Oak door

leads to airing cupboard housing Mega flow pressurised hot water cylinder and immersion heater, slatted shelving.

BEDROOM ONE: 12' maximum x 12' maximum. A generous double bedroom, large double glazed window to the front, radiator. Oak door leads to

EN-SUITE SHOWER ROOM: 6'1 maximum x 5'6 maximum. A modern white suite comprising low level WC, pedestal wash basin, tiled splash back, double sized glazed shower cubicle with ceiling mounted mains shower over with rainfall shower head, tiling to splash prone areas, double glazed window to the side, chrome heated towel rail, inset ceiling lighting, extractor fan.

BEDROOM TWO: 12'6 maximum x 15'11 maximum. A second generous double bedroom, double glazed window to the front, radiator, alcove ideal for wardrobe. Oak door leads to

EN-SUITE SHOWER ROOM: 6'2 maximum x 6'10 maximum. A modern white suite comprising low level WC, wall mounted wash basin, tiled splash back, glazed corner shower cubicle with wall mounted mains shower over with rainfall shower head, inset ceiling lighting, light tunnel, chrome heated towel rail, extractor fan.

FAMILY BATHROOM: 8'1 maximum x 5'8 maximum. A modern white suite comprising low level WC, pedestal wash hand basin, mixer tap over, panel bath with mains shower over with rainfall shower head, folding shower screen, heated towel rail, double glazed window to the rear, inset ceiling lighting, extractor fan, shaver point.

ATTACHED ANNEXE:

Double glazed oak private front door to the property leads to

ENTRANCE RECEPTION HALL: 19'10 maximum x 5'5 maximum. A generous greeting area providing a heart to the annexe, double glazed window to the side, ceramic floor tiles, shelved alcove, under floor heating. Interconnecting door leads back to utility room to the main bungalow. Oak doors lead off the entrance reception hall to the main rooms.

SITTING ROOM: 14'4 maximum x 13'5 maximum. Another excellent reception room enjoying a light dual aspect with double glazed sliding patio doors open onto the rear garden boasting views across the rear garden to countryside beyond, double glazed windows to both sides, wall mounted electric heater, underfloor heating.

KITCHEN: 9'2 maximum x 7'6 maximum. A range of contemporary kitchen units comprising laminated worksurface and surrounds, inset stainless steel one and a half Franke sink bowl with drainer unit with mixer tap over, tiled splash back, inset electric hob with glass splash back and wall mounted cooker hood extractor fan over, a range of drawers, pan drawers and cupboards under, two fitted corner carousel units, space and plumbing for dishwasher, space for upright fridge freezer, built in eye level electric oven, a range of matching wall mounted cupboards, feature ceiling lantern window.

ANNEXE BEDROOM: 12' maximum x 13'2 maximum. A generous double bedroom, window to the front, under floor heating, doors lead to fitted wardrobe cupboard space, ceiling hatch to loft storage space.

BATHROOM: 8'2 maximum x 6'3 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, panel bath with glazed shower screen over, wall mounted mains shower over, heated towel rail, light tunnel, inset feature ceiling lighting, extractor fan, shaver point.

OUTSIDE:

This property occupies a generous plot and gardens extending to approximately three quarters of an acre (0.75 acres approximately).

At the front of the property double timber five bar gates give vehicular access from the road to a private driveway laid to stone chippings providing off road parking for six to seven cars plus hard standing for trailer or caravan, large feature storm porch with outside lighting, outside power point, planted wall. The driveway gives a depth of 41' 6 from the pavement. Gates from both sides of the property lead to the main rear garden. The annexe has a private front door on side pathway on the south side of the property with storm porch and outside lighting. Slope access for the annexe and garden, ideal for mobility or wheelchair access.

The MAIN GARDEN is situated at the rear of the property and is simply huge. It has been the focus of landscape and redesign by the current owners, extensive raised composite decked patio area boasting a west facing aspect and the afternoon sun, outside lighting, outside power points and outside taps ideal for a hot tub, BBQ area, timber garden shed and rain water harvesting butt. The garden is enclosed by timber panel fencing and mature hedges with 2 timber sheds and a greenhouse. Steps over on the left (or a slope through the archway in the hedge), lead to the remainder of the garden where you will find well stocked borders, rockeries, raised vegetable and fruit beds and mature trees. A further sloping grassed area leads to a small gated woodland/wilding area and stream.

SUBSTANTIAL DETACHED TIMBER CABIN: Currently used as a games room and music room - 17'1 maximum x 12'6 maximum. Double glazed windows, light and power connected. This is the ideal work-from-home space.

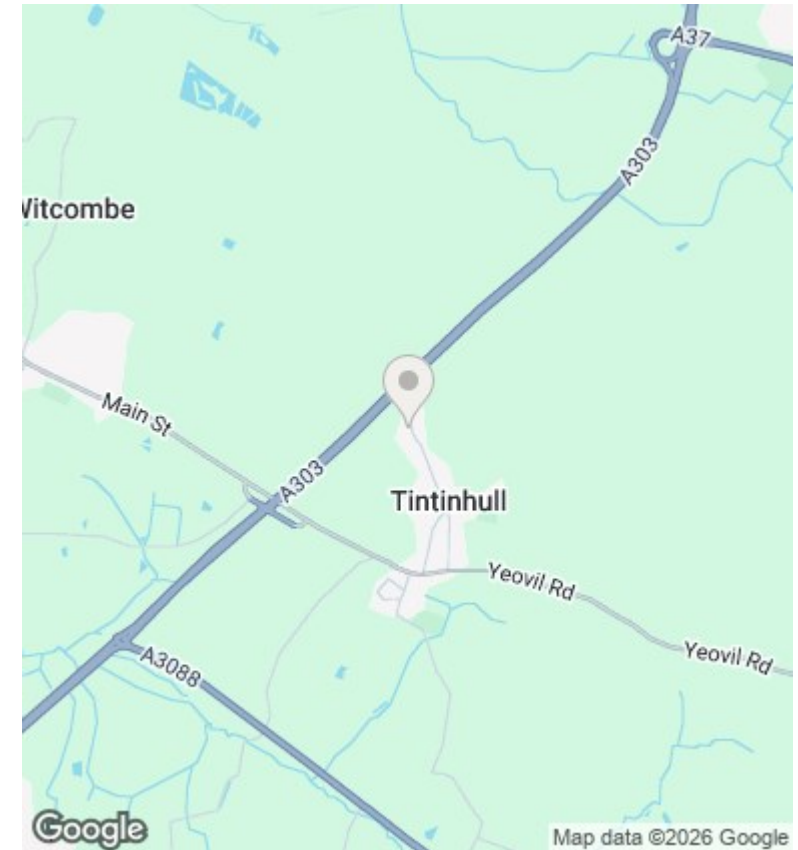
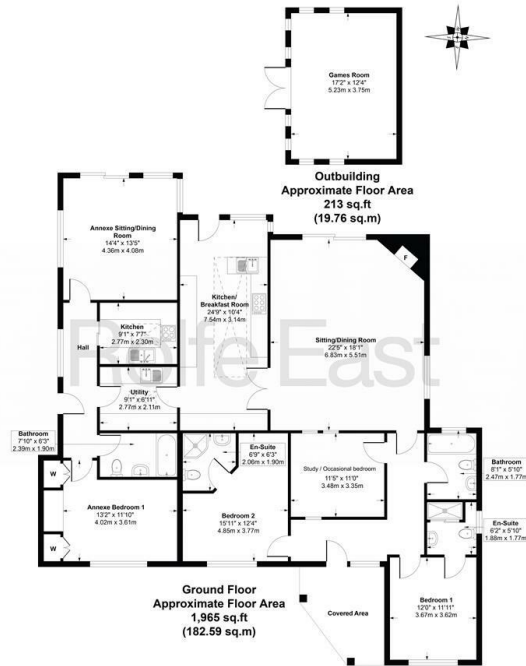
PLEASE NOTE: ALL THE ELECTRICAL ITEMS AND FITTINGS HAVE NOT BEEN TESTED AND ARE SOLD AS SEEN.

There is the possibility of purchasing free-standing white goods and more, by separate negotiation.





Queen Street, Tintinhull, Somerset, BA22



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	72	80
(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