



3 Bearley Cottages

Bearley Lane, Tintinhull, Somerset

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Bearley Lane
Tintinhull
Somerset
BA22 8PE



- Semi Detached House
 - Rural Location
 - Far Reaching Views
 - 3 Paddocks
 - Ménage/School
 - Stables
- Detached office/lodge in the garden
 - Garage & ample parking
 - 1.39 acres in total

Guide Price **£450,000**

Freehold

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THE DWELLING

A three-bedroom semi-detached family home set in a rural hamlet location, adjoining fields, together with its own land and plot extending to 1.39 acres, including gardens, a detached cabin/office/summerhouse, a horse arena, a stable block, and three paddocks.

The accommodation is presented in good decorative order. It comprises entrance hall with cloaks cupboard, sitting room with a bow window to front aspect enjoying far reaching views and a fireplace (not currently used but could be reinstated), separate dining room again enjoying those far reaching views, kitchen, good sized utility room, separate cloakroom/wc, first floor landing, 3 bedrooms (all enjoying lovely views) and a family bathroom. Stunning countryside views can be enjoyed from every angle of this home.

OUTSIDE

Front Garden

To the front is ample parking for several vehicles, in turn leading to a large garage. The garden comprises a lawned area, pond, and paving, all of which enjoy lovely far-reaching country views. Underground LPG tank. Access gate to the rear garden.

Rear Garden

A fully enclosed rear garden, mainly laid to grass, with a paved patio area, mature trees, shrubs, and pathways leading up the garden. There is also a Greenhouse, garden sheds, a vegetable plot with a poly tunnel, an outside tap, a power point and outside lights.

CABIN/OFFICE

20'6" x 10'7"

Double doors to the front. Three double-glazed windows to the front overlooking the garden. A perfect outdoor space for homeworking or a workshop. Power, lighting, heating and insulation.





SITUATION

The property is located between the villages of Ilchester and Tintinhull in a rural location adjoining fields.

The nearby villages boast a wealth of local amenities, including restaurants, pubs, schools, petrol stations, medical centres and good transport links to the nearest town, Yeovil.

The village of Tintinhull, which has amenities including a

village school, parish church, and the National Trust-administered Tintinhull Gardens. There is an outdoor swimming pool and barbecue area for use and hire by the village community, as well as outdoor tennis courts. A brand new village hall with a variety of community events and classes, including Yoga, Pilates, Short mat bowls and cinema evenings. The hall also hosts a cafe open five days a week serving lunches, cakes, snacks and beverages.

The nearby towns of Yeovil, Somerton, Castle Cary and

Sherborne all provide a good variety of shopping, educational and recreational facilities. There are mainline railway stations at Castle Cary with a service to London Paddington and to the south at Yeovil or Sherborne with a service between Exeter St Davids and London Waterloo.

DIRECTIONS

What 3 words:

///binders.lectures.surprised



Promap



SERVICES

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

LPG central heating, septic tank drainage, mains electric and water.

MATERIAL INFORMATION

Council Tax Band: C

Flood Risk: Very Low

3 Bearley Cottages enjoys a right-of-way through neighbouring farmland to enable vehicle access to the paddock/field.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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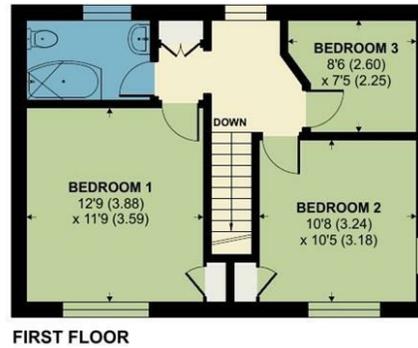
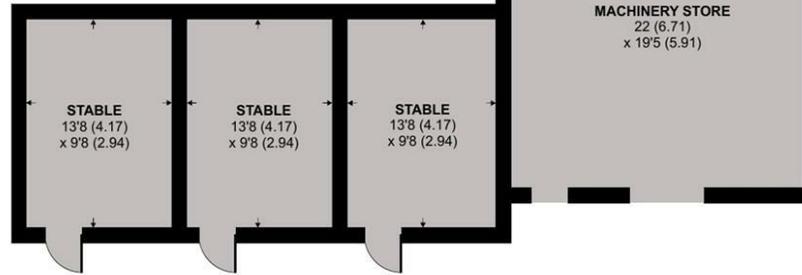
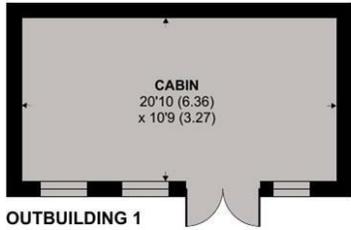
Approximate Area = 1118 sq ft / 103.8 sq m (excludes store)

Garage = 227 sq ft / 21 sq m

Outbuildings = 915 sq ft / 85 sq m

Total = 1833 sq ft / 209.8 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). © nctecom 2026. Produced for Symonds & Sampson. REF: 1407950



YEO/SH/13.02.2026



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