



Valhalle

Blind Lane, Bower Hinton, TA12 6LR

GeorgeJames PROPERTIES

EST. 2014

Valhalle

Blind Lane, Bower Hinton, TA12 6LR

Guide Price - £465,500

Tenure – Freehold

Local Authority – Somerset Council

Summary

Beautifully presented from top to bottom, Valhalle is a detached village home that combines stylish contemporary living with a highly individual layout. Extensively renovated by the current owner, the property offers spacious accommodation arranged predominantly across the first floor. A generous living room, well-equipped kitchen/dining room and superb conservatory all enjoy a pleasant outlook towards the attractive gardens, creating bright and welcoming living spaces throughout. The three-bedroom layout is complemented by two en-suite shower rooms and a separate family bathroom, making the property equally suited to families, couples or those seeking versatile guest accommodation. Outside, the garden is a particular feature, thoughtfully landscaped with an abundance of established planting, attractive pathways and seasonal colour. Beneath the accommodation is a substantial garage with electric door, together with a utility room, WC, excellent storage and parking for two vehicles.

Amenities

Bower Hinton is an attractive village, the main street through the village is predominantly properties of local Hamstone. The village offers local amenities including a public house, recommended Hotel and a farm shop. Whilst nearby Martock provides an excellent range of day to day amenities including shops, businesses, doctors' surgery, dentist, opticians, pubs and primary school. The market town of Yeovil offers an excellent range of shopping and leisure facilities including fine dining and theatre whilst the county towns of Taunton and Dorchester offer a further range of extensive facilities. The A303, A30 and M5 provide easy access to the larger centres of Salisbury, Bristol, Bath and Exeter. There are mainline rail links at Yeovil, Crewkerne, Taunton and Castle Cary.

Services

Mains gas, water, drainage and electricity connected. Council Tax Band F.

what3words

///batches.sculpting.amicably

Garage 18' 3" x 16' 9" (5.57m x 5.10m)

With electrically operated door, lighting, power and two storage cupboards. This was originally a car port with no door, leading to a traditional front door.



Ground Floor Hall

With fire door, stairs rise to living accommodation.

Utility Room/WC

With frosted window to front, radiator, space for fridge/freezer in addition to the one on the kitchen, worktop space with stainless steel sink, space for washing machine/tumble dryer underneath, low level WC.

First Floor Landing

With access to attic, door to rear garden, two storage cupboards.

Kitchen/Diner 21' 0" x 9' 11" (6.4m x 3.03m)

With windows to rear and sides, matching range of wall and base units, radiator, integrated fridge/freezer, recycling storage, one and a half stainless steel sink with drainer, 4-ring electric hob with extractor over, double oven, space for dining table and chairs.

Living Room 16' 7" x 16' 5" (5.05m x 5m)

With sliding doors to conservatory, radiator, feature nook in the wall with lighting, door to bedroom 1.

Bedroom 1 12' 6" x 11' 9" (3.80m x 3.59m)

With window to front, radiator, built in wardrobe.

Ensuite Wet Room

With frosted window to front, chrome heated towel rail, close coupled WC, vanity sink, wet room style shower with rainfall head.

Bedroom 2 11' 6" x 10' 2" (3.5m x 3.1m)

With window to front, radiator, built in wardrobes.

Ensuite Shower Room

With frosted window to front, chrome heated towel rail, close coupled WC, vanity sink, shower enclosure.

Bedroom 3 12' 1" x 10' 6" (3.69m x 3.19m)

With window to rear, radiator, build in wardrobe.

Family Bathroom

With frosted window to front, chrome heated towel rail, panelled bath with mixer tap, close coupled WC, vanity sink.

Rear Garden

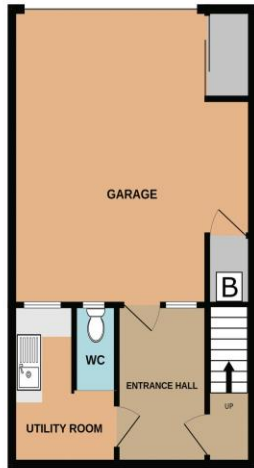
The enclosed garden is attractively landscaped with well-stocked borders, pathways and a small pond, and benefits from a garden shed, external power point, outside tap and side access to the front of the property.

Front

To the front is driveway parking for a couple of cars. There are steps which lead round to the entrance of the property, and a beautifully planted rockery to the left. An electric garage door leads to the traditional front door and internal stairs to the main living space.



GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.

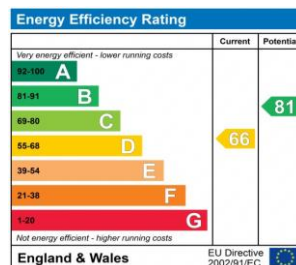


1ST FLOOR
1383 sq.ft. (128.5 sq.m.) approx.



TOTAL FLOOR AREA : 1853 sq.ft. (172.1 sq.m.) approx.

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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