



FOR SALE

Back Lane, Bower Hinton, TA12 6LJ

Offers in the Region Of £690,000



ORCHARDS
ESTATES

A wonderful opportunity to acquire a stunning barn conversion dating back to 1819. Rich in charm and character, Holly Tree Barn showcases beautiful period features throughout, including an impressive feature fireplace and exposed beams at every turn. Tucked away on a quiet lane in the sought-after village of Bower Hinton, this unique home offers both privacy and convenience. The property enjoys a gated driveway with ample parking, along with a garage and additional outbuildings, providing excellent versatility. Inside, the accommodation includes four bedrooms, the master bedroom with en suite, two reception rooms, and a downstairs WC, offering spacious and flexible living for modern family life.

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LOCATION

The property is situated in Bower Hinton which is primarily a residential area on the outskirts of Martock with easy links to the A303. Within walking distance is the Rose & Crown a traditional friendly village pub, Yandles Crafts and Cafe which is a well known local treat for food or knick-knacks. There is also the Dairy Cafe which we can highly recommend as well as The Ranch Deli & Cafe, another favourite here in the office. All of which are situated in attractive surrounding countryside ideal for dog walks or just simply take a nice stroll. The local small town of Martock offers a wide range of amenities including a variety of shops, post office, Inns, dentist, doctors and veterinary surgery, chemist and churches along with bus services to neighbouring towns and villages. The town contains a number of interesting character properties and buildings of historic interest. Yeovil lies approximately 8 miles distance (main line station to Waterloo), Crewkerne 8 miles, with Waitrose supermarket. The A303 lies approximately 1/2 a mile away and the county town of Taunton with the M5 motorway and main line station to Paddington is approximately 20 miles.

Approach

Holly Tree Barn enjoys an elevated position, set back from the road on Back Lane in the heart of Bower Hinton. Approached via a private driveway, the property is accessed through large, impressive gates. The entrance door sits just behind the front boundary wall, where a charming cobbled, pathway runs alongside the length of the property, creating a welcoming first impression as you arrive.

Kitchen

As you step through the door, you enter the welcoming kitchen, where the character of Holly Tree Barn is immediately apparent. Exposed beams

highlight the ceiling, and a front-aspect window fills the room with natural light. The kitchen offers a practical range of wall and floor units, along with ample space for a large Rangemaster-style gas cooker with an extractor fan above. There is room for a dishwasher and an American-style fridge freezer, ensuring excellent functionality for modern living. A useful pantry provides valuable extra storage. Adding to the charm of the space is a characterful serving hatch with a feature beam, creating a lovely connection to the adjoining dining area.

Dining Room

This spacious room sits alongside the kitchen and features a front-aspect window that brings in plenty of natural light. A door also provides direct access from the front of the property, adding convenience and flexibility. The room includes a wall-mounted radiator and a staircase rising to the first floor. There is ample space for a large dining table to comfortably seat six or more guests, making it ideal for entertaining. A few steps lead up to the...

Living Room

This beautifully presented room offers an abundance of character, featuring exposed beams and an attractive feature fireplace housing a wood-burning stove, creating a warm and inviting atmosphere. The space also includes wall-mounted radiators and side-aspect windows that allow natural light to filter through. A door opens directly onto the garden, providing a seamless connection between indoor and outdoor living. Elegant oak flooring flows through the lounge and hallway.

Bedroom 2

Currently used as a playroom, this versatile room could easily serve as a home office or an additional bedroom. It features a side-aspect window that brings in natural light, a radiator for warmth, and a useful built-in storage cupboard.



Bedroom 3

This bedroom benefits from a side-aspect window overlooking the garden, allowing natural light to fill the space. A wall-mounted radiator provides warmth, and the room is comfortably sized to accommodate a double bed while still offering plenty of space for additional furniture. The built-in cupboard adds convenient storage and helps keep the room organised.

Bedroom 4

Side-aspect window, wall radiator, space for a double bed, ample storage, and there is a built-in cupboard.

Family Bathroom

A spacious, modern bathroom featuring a large walk-in tiled shower, hand wash basin with vanity unit, WC, and heated towel rail. A Velux window in the ceiling provides natural light and adds to the bright, contemporary feel.

First Floor

Landing

Doors leading off to -

Master Bedroom

A spacious room featuring charming character beams, offering a beautiful and inviting atmosphere. The room provides excellent storage options, including built-in wardrobes, and boasts a large feature window that fills the space with natural light. A radiator completes the room, ensuring comfort throughout the year.

Ensuite

A beautifully appointed bathroom featuring a roll-top bath with claw feet, a walk-in shower cubicle, hand wash basin, and WC. There are beams and a large window allows natural light to brighten the space, while a wall-mounted radiator provides warmth. There is also ample room for an additional storage unit, completing this elegant and practical room.

Garden and Outbuildings

The garden is predominantly laid to lawn, extending alongside the driveway and offering a generous, open space. A variety of mature planting including hedges, shrubs, and established trees, adding colour, interest, and throughout the seasons. To the rear of the property sits the wooden outbuildings, (with hard standing in front of) what was formerly used as stables. The outbuildings are not Grade Listed and, now benefiting from light and power, provide excellent potential for storage, workshops, or future development (subject to the relevant permissions). Beside this is an additional area also laid to grass, further enhancing the outdoor space. The garden is fully enclosed and wonderfully private, creating a peaceful and secure setting for relaxing or entertaining.

Garage and Parking

At the end of the property sits a garage with traditional wooden double doors, offering secure and practical storage, with space for a washing machine and the added benefit of an outside toilet. The driveway, which runs the full length of the property, provides ample parking for multiple vehicles, making it ideal for both family living and visiting guests.

Material Information

- Freehold Barn conversion, dating back to 1819
- Grade II Listed
- EPC - Not required
- Council Tax - F
- Services - Mains water, electric, gas, and drainage
- Wood Burner - Last swept October 2025
- Boiler - Immersion, we are reliably informed by the vendor that it is serviced annually and was last serviced in October 2025
- Attic - Boarded out with lighting
- Broadband - Ultra Fast available 100mbps
- Flood Zone 1 - This property has very low risk of flooding from rivers and sea



Floor 1



Floor 2



Approximate total area⁽¹⁾

148.3 m²

1596 ft²

Reduced headroom

2.4 m²

26 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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