



Symonds
& Sampson

7 Head Street
Tintinhull, Yeovil, Somerset

7 Head Street

Tintinhull
Yeovil
Somerset
BA22 8QH



- Mature Gardens with Pond
- Fantastic Country Views
- Desirable Village Location
- Well Presented Throughout
- Parking, Carport and Workshop
 - Early Viewing Advised

Guide Price **£475,000**

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE PROPERTY

This is a beautifully presented detached home which has the benefits of UPVC double glazing, gas central heating, coved ceilings, solar panels and storage batteries which provide a useful secondary income. The property has fantastic country views to the rear and early viewing is advised.

A storm porch has a UPVC double-glazed entrance door leading to the reception hall; off here is a large dual-aspect sitting room having a central feature wood burner with hamstone stone surround with timber mantle and hamstone hearth, whilst the dining room enjoys an aspect over the garden to the rear.

The kitchen is well fitted with a range of white worktops and attractive doors. Fitted appliances include a five-ring range with dual oven, stainless steel hood, fridge/freezer, and dishwasher, and there is also a peninsular breakfast bar. Off the kitchen lies the utility room with space for a washing machine and dryer, having a stable door to the garage and a useful cloakroom with a white suite.

On the first floor is an attractive galleried landing with a hatch to the roof space with ladder and light and power connected, whilst there are four bedrooms, all being doubles and having fitted wardrobes, and there is a luxury bathroom with a white suite, fully tiled and having a corner shower cubicle.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	77
EU Directive 2002/91/EC		





OUTSIDE

To the front of the house is a gravelled area providing extensive parking for circa 3-4 vehicles, whilst access through timber gates leads to the carport, which is substantial, having power and in turn leads to the useful workshop again with light and power connected.

Please note that the workshop was historically a garage and it could be returned to its former use.

A real feature of this property is the fantastic mature gardens to the rear, which have been lovingly tended by

our clients. They comprise a good-sized area of lawn, two patios, a summerhouse, a lovely pond with a water feature and an attractive trellis with a seating area overlooking it, a rose garden, a raised bed, a number of mature trees, a side storage area with a gate to the front, with the garden backing onto open fields.

SITUATION

There is an active community in the village, together with a Primary school, Church, outdoor swimming pool, tennis courts, recreation ground with a children's play area, public house, National Trust Gardens, along with a superb village

hall which offers a wide range of clubs, societies and a coffee shop.

The area is well-served by both independent and state schools. Both nearby Martock and Yeovil can be accessed via bus routes through the village and are a short distance drive, with Martock offering a good range of everyday amenities and Yeovil providing a wider range of shopping and leisure facilities as well as mainline rail connections. Tintinhull offers easy access to Yeovil and the A303 for connections east and further south-west, and the M5 (J25) can be joined at Taunton, with Bristol and Exeter International Airports also being within easy reach.



DIRECTIONS

What 3 words: [///corporate.showcases.nags](http://corporate.showcases.nags)

SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast broadband is available.

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

MATERIAL INFORMATION

Council Tax Band: E

Somerset Council: 01935 462462

Planning Applications: Housing development on Head Street to the west of the property. Approval for 28 dwellings granted January 2026.

Photos taken: 25.08.2026

Please see information provided by our clients regarding the solar panels and storage batteries. The solar panels were installed in 2011, giving a capacity of 3.68Kw. There is a transferable FIT running until 2036, giving a current income of £3,000 p.a. The storage batteries were installed in Jan. 2025, giving 8.7Kw capacity. As well as the storage benefit, they allow use of smart electricity tariffs, significantly reducing bills.

Head Street, Tintinhull, Yeovil

Approximate Area = 1428 sq ft / 132.6 sq m (excludes carport)

Outbuildings = 297 sq ft / 27.5 sq m

Total = 1725 sq ft / 160.1 sq m

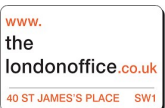
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1511161



YEO/JS/26.08.2026



01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT