Gentles Farm, 56 Queen Street

Gentles Farm, 56 Queen Street

Tintinhull, Yeovil, Somerset, BA22 8PQ

Yeovil 4.5 miles. A303 1/4 of a mile.

A charming four bedroom Grade II listed farmhouse with a two bedroom self-contained annexe, known as Rose Cottage, together with an excellent range of traditional outbuildings, including carport, wet room and garden store, together with attractive cottage and kitchen gardens In all approximately 0.34 acres. Gentles Farm - EPC Exempt. Rose Cottage - EPC Band D

- Village Location
- Two Bedroom Annexe known as Rose Cottage
- Gravelled Driveway and Triple Carport
- In all Approximately 0.34 acres
- Council Tax Band E
- Spacious Four Bedroom Detached Farmhouse
- Range of Traditional Outbuildings
- Attractive Gardens, Kitchen Garden
- Freehold

Guide Price £750,000

Stags Yeovil

4/6 Park Road, Yeovil, Somerset, BA20 1DZ

01935 475000 | yeovil@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION

Gentles Farm is situated within the attractive village of Tintinhull, which is well regarded with a good community and local facilities including a church, primary school, active village hall, recreational ground with tennis courts, and an open-air swimming pool. The village is within 4 miles of Yeovil where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter, London Paddington and London Waterloo. The property is also well placed, being within easy access of the A303 serving Exeter to the west and London to the east.

DESCRIPTION

Gentles Farm is centred on an extended Grade II listed former farmhouse, constructed principally of hamstone and contained beneath both slate and tiled roofs. The property was extended in the 1960s with the conversion of the adjoining stables. This single story wing includes an inner hall with built in storage cupboards, leading to a laundry room, shower room, study, and an impressive sitting room featuring an unusual, curved door believed to date from the Georgian era. Above this section is a substantial loft space measuring 8.6m × 8m, with a maximum headroom of 2.6m, which remains unconverted. The main house enjoys a wealth of character features associated with a property of this age, and includes two multifuel wood burners.

On the opposite side of the gravel driveway is the two-bedroom annexe, again constructed of hamstone under a tiled roof and known as Rose Cottage. It provides good accommodation with income potential and also has an adjoining two-storey barn, beyond which is a triple carport.
The property is set within attractive cottage gardens along with a further range of outbuildings and kitchen garden. In total the grounds extend to approximately 0.34 acres.

ACCOMMODATION

A glazed doorway leads into the entrance hall with tiled floor, dado rail and attractive wood block flooring, with a window to the rear. A feature curved wall leads to cupboards, and a curved door opens into the sitting room, again with attractive wood block flooring, glazed French doors to the side and windows on two aspects overlooking the gardens. There is an attractive coved ceiling and a hamstone fireplace with inset multifuel wood burner.
The study has a window to the side and built-in cupboards. The shower room comprises a low-level WC, pedestal wash hand basin and shower cubicle, together with tiled flooring. The laundry/boiler room has two ceiling airers, a Worcester gas-fired boiler, plumbing for washing machine and window to the front.
The kitchen/breakfast room is an excellent size, with two single-drainer ceramic sinks both with mixer taps, adjoining worktops and cupboards under, space for range cooker with extractor hood over, and space for dishwasher. There are exposed beams and a wonderful walk-in larder which is connected with light and power. There are two wall lights and three windows to the front. A doorway leads into the adjoining dining room with a lined hamstone fireplace with wooden over-mantle, corner shelving, stairs rising to the first floor with storage beneath, and window and door overlooking the garden. Attractive wooden flooring continues, and a glazed door leads to the snug, which has a hamstone fireplace with inset multifuel log burner, wooden flooring, serving hatch to the kitchen, window to the garden and door returning to the inner hallway.

On the first floor is a light landing with a large Velux roof light. Bedroom 1 has a sealed fireplace and two windows overlooking the garden. Bedroom 2 has a window overlooking the garden. Bedroom 3 has a window to the front. The bathroom comprises a panelled bath, pedestal wash hand basin and low-level WC. Bedroom 4 has a window to the front and wash hand basin.

ROSE COTTAGE

Rose Cottage is situated on the opposite side of the gravel driveway and adjoins Queen Street. It is constructed principally of hamstone and is contained beneath a tiled roof. It comprises a two-bedroom annexe with income potential and briefly includes:
A glazed door to the entrance hall with stairs rising to the first floor. The lounge/dining room has two windows, a sealed fireplace and an understairs cupboard. The kitchen comprises a single drainer stainless steel sink unit with mixer tap, an adjoining range of cupboards, and space for cooker and washing machine. The landing has trap access to the roof void. Bedroom 1 has a window to the side. The bathroom comprises a panel bath with shower over, low-level WC and pedestal wash hand basin, and a heated towel rail. Bedroom 2 has a window to the side, linen cupboard with slatted shelving and also housing the Worcester gas-fired boiler, together with an adjoining cupboard/wardrobe.

OUTSIDE

A 5-bar timber gate opens onto a gravel driveway with external lighting and a cold-water tap. It leads to a triple carport measuring 22'9" × 14'2", which is connected with power and light and includes a sink. An aluminium ladder leads to a useful room over the carport which is fully carpeted, connected with light and power, and has previously been used as a playroom. Adjoining the carport and Rose Cottage is a two-storey stone barn, also connected with power and light, featuring exposed beams and the original cider Press, wooden stairs leading to the first floor room above.

At the far end of the driveway, a gateway opens into the garden with a useful range of outbuildings, including a wet room with shower, wash hand basin and low-level WC. Adjoining this is a garden store with light and power.

The gardens are mainly walled and laid to lawn, with attractive flower and shrub borders and a selection of shrubs, bushes and trees. There is a large sun terrace immediately outside the sitting room with a well and a further sun terrace with pond. On the far side of the property are attractive cottage gardens which adjoin the roadside, where there is also a pedestrian gateway and path.

There is an enclosed top garden with a kitchen garden, further lawned area and greenhouse. In total, the grounds extend to approximately 0.34 acres.

VIEWINGS

Strictly by appointment through the vendors selling agent. Stas, Yeovil office, telephone 01935 475000

SERVICES

All mains services are connected.
Gas fired central heating.
Mobile Coverage : EE, Three, O2 and Vodafone (some service may be limited - Ofcom)
Broadband : Standard and Superfast (Ofcom) Full fibre optic broadband is available outside to the house and the annexe.
Flood risk status : Low risk of surface water and Very low risk of rivers/sea flooding (Environment agency)

DIRECTIONS

WHAT3WORDS///replace.apes.cartoons

Approximate Area = 2197 sq ft / 204.1 sq m (excludes carport)
Annexe = 620 sq ft / 57.6 sq m
Outbuilding = 683 sq ft / 63.4 sq m
Total = 3500 sq ft / 325.1 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). ©nichecom 2026. Produced for Stags. REF: 1425960

STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS