



80 West Street



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, Hinton St. George, TA17 8SB

South Petherton 3.7 miles Crewkerne 3.4 miles A303 3 miles

A delightful Hamstone terraced cottage just off the centre of the picturesque and highly sought-after village of Hinton St George. Refurbished throughout in recent years and offers two double bedrooms, a charming sitting room with woodburning stove, and a small cottage garden to the rear. EPC Band E

- Within walking distance of the pub, shop and primary school
- 2 double bedrooms & first floor Shower Room with underfloor heating
- New wooden double glazed windows
- Ideal for holiday cottage
- Freehold
- Modern Shaker Style Kitchen, Sitting Room with woodburning stove
- Enclosed rear garden with stone potting shed with underfloor heating
- Modernised throughout with character features
- No onward chain
- Council Tax Band C

Guide Price £250,000

SITUATION

80 West Street is situated just off the centre of this historic and unspoilt South Somerset village, within easy walking distance of its excellent amenities, including the renowned Lord Poulett Arms, village shop and post office, primary school, church, play park, recreation ground and village hall.

A wider range of day-to-day facilities, including a Waitrose supermarket and mainline railway station with direct services to London Waterloo, can be found in nearby Crewkerne. The property also enjoys convenient access to the A303 and the M5 at Taunton, and is within approximately a 40-minute drive of Lyme Regis and the Jurassic Coast.

DESCRIPTION

This charming terraced cottage has attractive Hamstone elevations beneath a slate roof, thoughtfully refurbished by the current owners in recent years to a high standard.

The property benefits from bespoke timber double-glazed windows and doors, a woodburning stove, a re-fitted Shaker-style kitchen and an updated first-floor shower room. Character features are evident throughout, including exposed beams and original ledge-and-brace doors.

To the rear, the cottage displays stylish blue-painted weatherboarding at first-floor level and enjoys a delightful cottage garden together with a traditional stone potting shed.



ACCOMMODATION

The cottage is elevated and set back from the road outside with a grass bank, stone steps and railings rising to a stone pathway adorned with Mexican Daisys. From here steps lead up to the front door which faces West with a climbing rose and the partly glazed wooden front door leads into the Sitting Room. This is a lovely room with brick hearth and woodburning stove, exposed beams and feature Hamstone wall niche, stairs rise to the first floor and a step leads up to the kitchen. The kitchen features a range of shaker style wall and floor units with work surfaces incorporating an induction hob, Neff built-in multi-function oven, sink and drainer, plumbing for washing machine and space for a fridge freezer. An oversized wooden and part glazed door leads to the rear garden.

Stairs rise to the first floor landing with loft access. The main bedroom is at the front with a wooden window seat, exposed beams, electric wall mounted heater and stylish wall lights. Bedroom 2 overlooks the rear garden with electric wall mounted heater and stylish wall light. The shower room has feature vaulted ceiling, exposed A frame and Velux window, fully tiled shower cubicle, WC and reclaimed pine washstand with bowl wash hand basin & tap, tiled floor with electric underfloor heating and electric towel rail.

OUTSIDE

The rear garden is fully enclosed with wooden fencing to either side and no 80 has access to both sides of the neighbouring properties for bins to go out and to get access to the other side of the potting shed. A stone paved terrace runs along the rear of the property with steps leading up to a stone potting shed with tiled roof. There is a small, raised lawn with a stone retaining wall and flower borders, climbing rose and Apple Tree. On street parking is unrestricted on the road outside.

SERVICES

Mains water & electricity with electric wall mounted heaters on the first floor and woodburning stove in the Sitting Room.
Flood Risk Status - Very low risk (environment agency)
Broadband - Standard and superfast (Ofcom)
Mobile Coverage - Vodafone and EE (Ofcom other service may be limited)

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000

DIRECTIONS

WHAT3WORDS ///belts.workshops.yummy

From A303 South Petherton roundabout take the Ilminster road to Lopen and at the roundabout turn left dropping down to Lopen. Leave the village and turn right to Hinton St George on entering the village turn right passing the shop and pub and bear left into West Street. No 80 will be identified by our For Sale Board on the right hand side. Parking on the road in front.



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.



Approximate Area = 589 sq ft / 54.7 sq m
For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2026. Produced for Stags. REF: 1414531



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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