



Eaves

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Bower Hinton Manor

Middle Street, Bower Hinton, TA12 6LL

Guide Price: £775,000

A characterful Grade II listed manor house, set down a quiet lane, in the pretty village of Bower Hinton. The house has an integral annexe, a sizeable two storey barn and a further outbuilding giving plenty of options for potential conversion.

TENURE — FREEHOLD

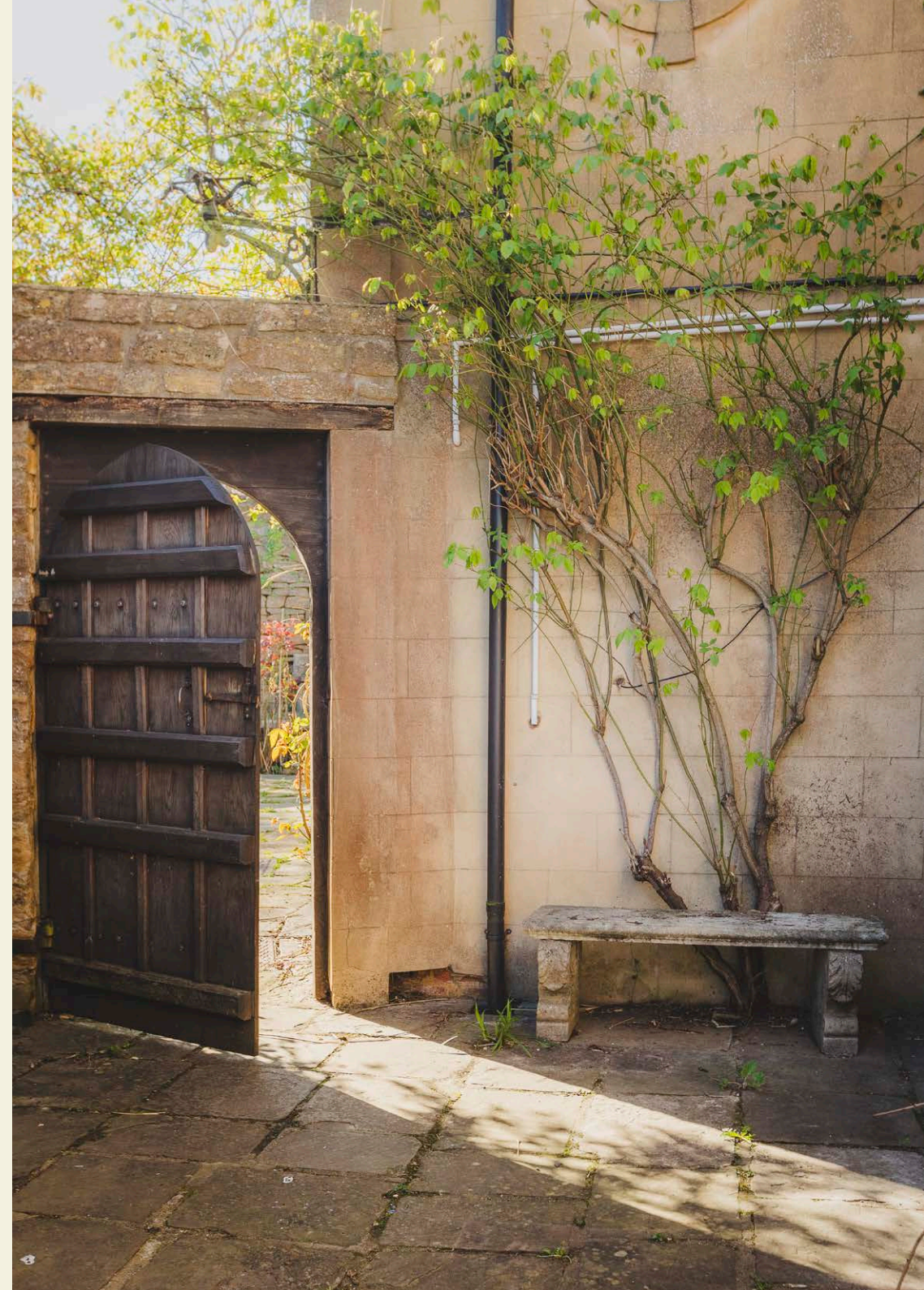


Overview

A Grade II listed manor house, bursting with character, in the village of Bower Hinton. The house, which has an integral annex, as a whole offers an entrance hall, sitting room, dining room, kitchen, utility, shower room, snug, utility/kitchen, 4 good sized double bedrooms, a study/nursery, 3 more bathrooms, WC, a two storey barn with multiple rooms, a further outbuilding/carport, rear garden and a part covered driveway.

Key Features

- GRADE II LISTED MANOR HOUSE
- INTEGRAL ANNEXE
- 3 RECEPTION ROOMS
- 4 BEDROOMS
- STUDY/NURSERY
- 4 BATHROOMS
- COUNTRY KITCHEN
- TWO STOREY BARN
- FURTHER OUTBUILDING/CARPORT
- GARDEN AND PRIVATE DRIVEWAY



Immediate Area

Bower Hinton is a pretty village of mostly Hamstone houses. The village itself has a pub, hotel and an excellent café, all within walking distance from the house.

The larger adjacent village of Martock has a better range of shops and facilities whilst Yeovil (8 miles) offers a comprehensive range of shops, restaurants, cafes, supermarkets and entertainment. There is a mainline train service to London Waterloo from nearby Crewkerne (6 miles) and a service to Bath and Bristol from Yeovil.

The World Heritage Jurassic Coast at Lyme Regis and West Bay, is just over 20 miles away.



The House

Bower Hinton Manor, as we know it today, dates to the early 1600's but some features, like the stone spiral staircase, suggest that it may be older. The house is built from the local, honey coloured hamstone with thatched roof to the front and tiled roof to the rear.

The house has some very interesting features including a medieval cat hole, ornate and symbolic plasterwork, a priest's hole, mullion windows, flagstone floors and vast inglenook fireplaces.

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A WOMAN CANNOT SURVIVE
ON WINE ALONE



THE PREMIER PROVINCIAL WEEKLY NEWSPAPER
Western Gazette
CIRCULATION NEARLY 60,000



Interior

A heavy timber door takes you into the entrance hall with flagstone floor underfoot and door ahead to the rear garden. To the left are the snug and kitchen/utility that are classed as the ground floor of the annexe. There is a door, out from the snug, to a rear courtyard garden for the annexe. Back through the hall, passing the staircase, you come to the sitting room.



The sitting room is the hub of the house with its large inglenook fireplace and woodburning stove, wood and flagstone floor, mullion bay window to the front and some very ornate and symbolic plasterwork. To one side of the fireplace is a priest's hole which also doubles up as a great wine store. There is also an intriguing, acid etched, round glass insert of a pilgrimage in one of the windows at the front.

Through the sitting room you come into the dining room. Again, a large inglenook fireplace dominates this room which would have been the original kitchen to the house. Like the sitting room it has exposed beams throughout and a pretty window seat to the front.

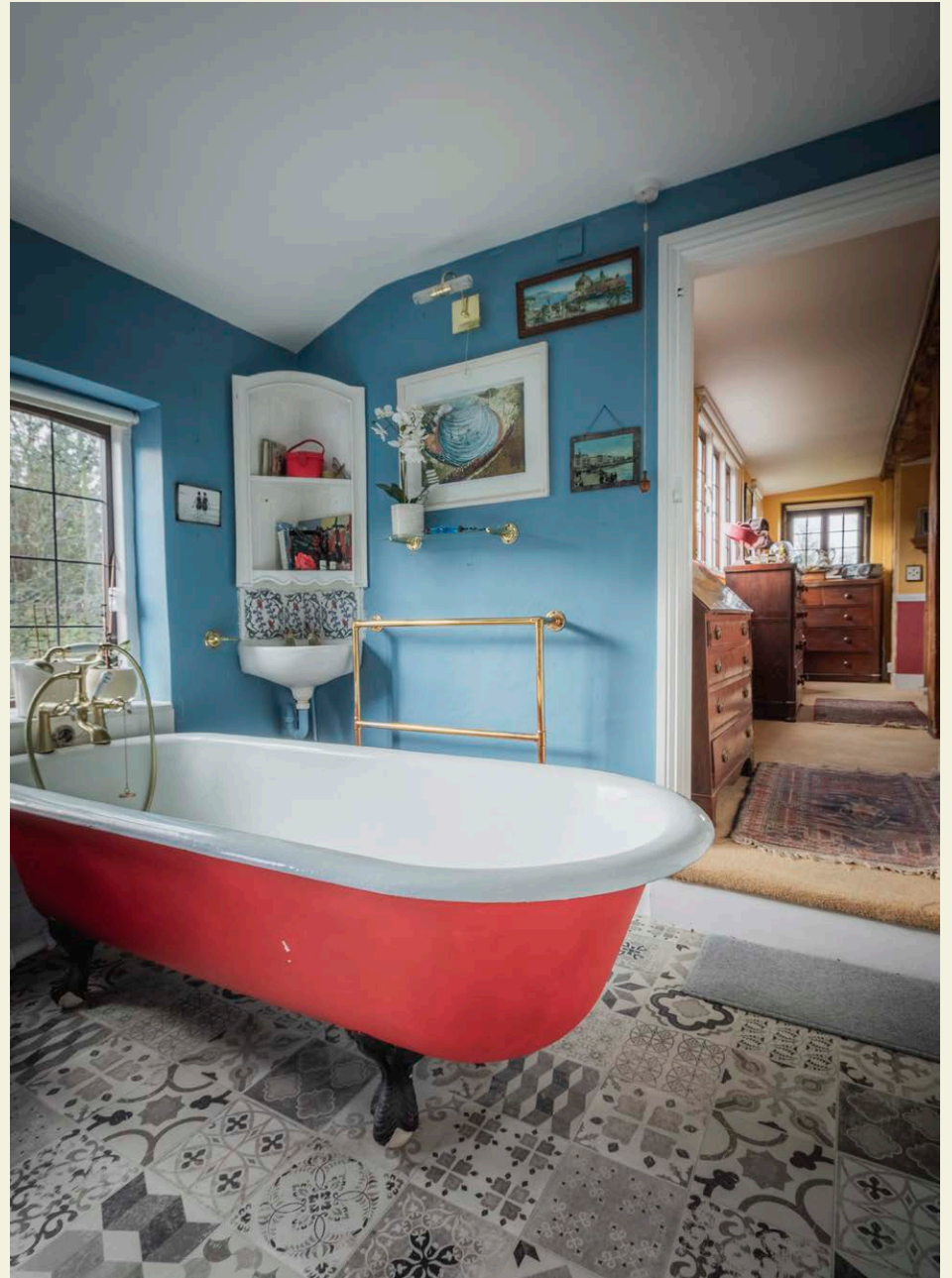




Turning to the back of the house and through the dining room is the kitchen. A rustic kitchen which overlooks the rear garden. The kitchen is part fitted with an electric aga, butler sink and storage units. To one end is the original medieval stone spiral staircase leading up to the master bedroom. The staircase is beautifully worn, with soft edged, giving a good idea of its age.

Through the kitchen is a rear hall, with door to the garden, that leads to a really useful utility/boot room with a shower room at the end. Up the main staircase you come to a wide and airy landing. On the first floor you find the master bedroom with dressing area and en suite, 3 further bedrooms, 2 more bathrooms, a separate WC and a study/nursery.







The Outbuildings

To the rear of the house is a superb barn which is ripe for conversion (subject to planning). The barn has a series of 3 rooms downstairs with doors out to the parking area at the side. The middle room has a staircase leading to the 1st floor which has 2 more rooms and a door leading to the garden behind.

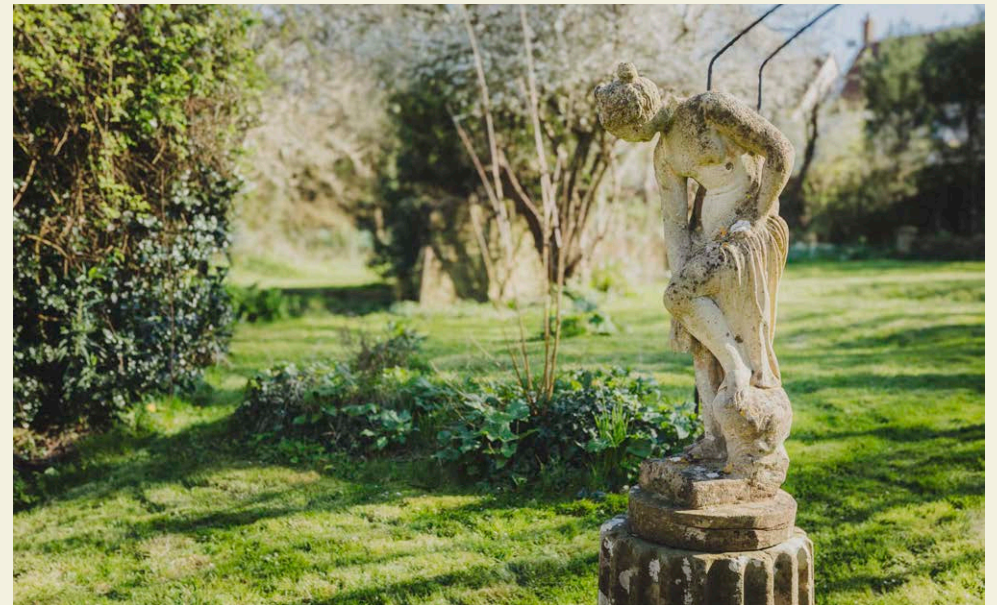
Next to this barn, accessed from the driveway/parking area, is another outbuilding with a wide opening that has been used as garaging. This is also where the medieval cathole can be found.



Outside

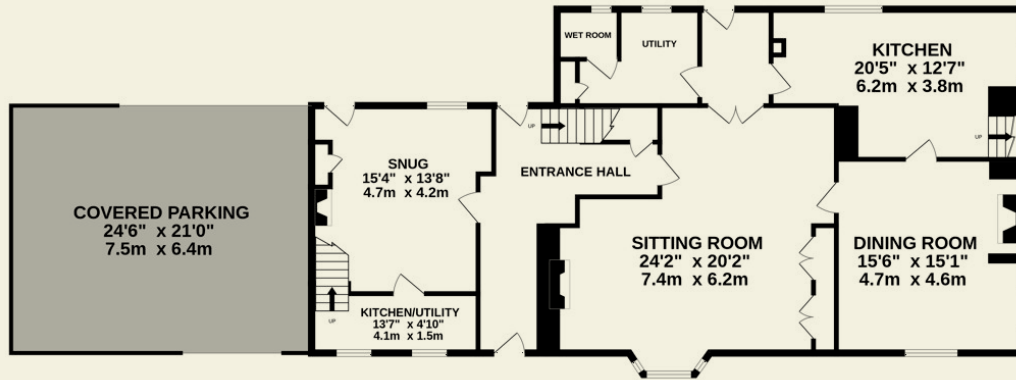
The house sits on a very quiet lane and is set back via iron railings and a gravelled path that stretches the width of the house. To the left hand side are large wooden double gates that take you into the covered parking area and also the 2 outbuildings beyond.

The garden is all to the rear of the house with a patio out from the kitchen and a slope and steps leading to the main lawn. There are various trees, flower beds and potential to create something magical. The garden then opens up to the side which has lots of space for vegetable beds or a kitchen garden. The whole plot is just under half an acre.



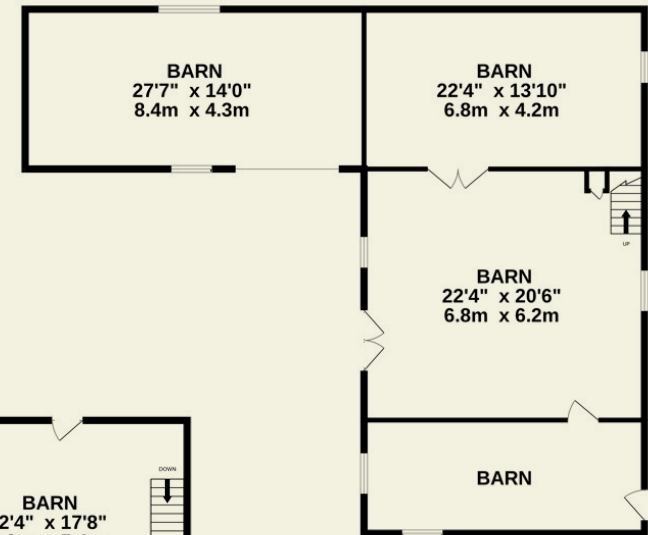
HOUSE GROUND FLOOR

1431 SQ. FT. / 132.9 SQ.M. APPROX



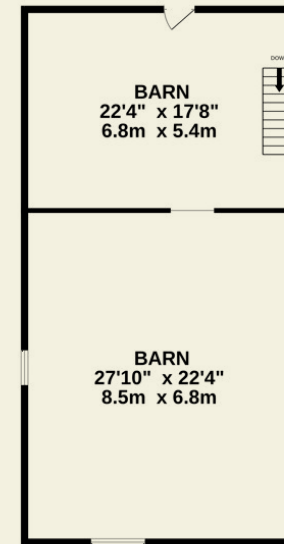
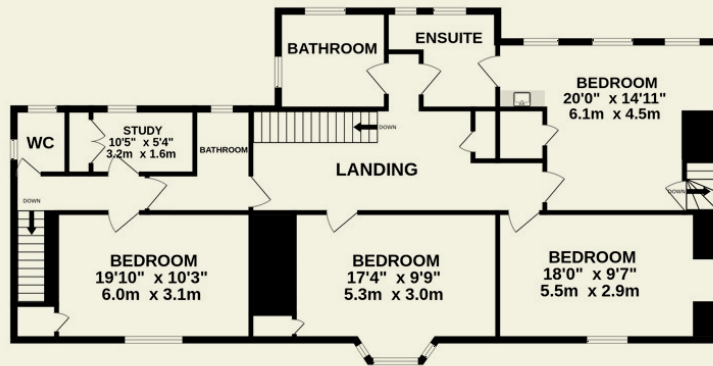
BARN GROUND FLOOR

1335 SQ. FT. / 124.0 SQ.M. APPROX



HOUSE 1ST FLOOR

1276 SQ. FT. / 118.5 SQ.M. APPROX



BARN 1ST FLOOR

970 SQ. FT. / 90.1 SQ.M. APPROX

TOTAL FLOOR AREA

5534 SQ. FT. / 514.1 SQ.M. APPROX

Floorplans



Directions

Head east from South Petherton along the A303. After 1 mile take the exit towards Crewkerne. At the end of the slip road take a left turn and then the next left towards Bower Hinton. Continue on this road and take a left turn after about half a mile onto Middle Street and the house can be found on the left hand side.

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Services

Mains gas, electricity, water and drainage.

Local Authority

Somerset Council: House - band F | Annexe - band A.

Eaves Notes

The thatch was completely replaced in February 2026 including the ridge. Please note that at present the house and annexe are on separate council tax bands. For more information on this please do get in touch.

Eaves

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