



# 3 Bearley Cottages

Bearley Lane, Tintinhull, Somerset

# 3 Bearley Cottages

Bearley Lane  
Tintinhull  
Somerset  
BA22 8PE



- Semi Detached House
  - Rural Location
  - Far Reaching Views
    - 3 Paddocks
    - Ménage/School
      - Stables
- Detached office/lodge in the garden
  - Garage & ample parking
  - 1.39 acres in total

Guide Price **£450,000**

Freehold

Yeovil Sales  
01935 423526  
[yeovil@symondsandsampson.co.uk](mailto:yeovil@symondsandsampson.co.uk)



## THE DWELLING

Nestling in a semi rural location this three-bedroom semi-detached home adjoins fields, together with its own land and plot extending to 1.39 acres, including gardens, a detached cabin/office/summerhouse, a horse arena, a stable block, and three paddocks.

With fabulous views, Bearley Cottages offers a delightful house that is perfect for families or those seeking a peaceful retreat. This inviting property features two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen is ideal for culinary enthusiasts, while the three comfortable bedrooms ensure a restful night's sleep for all.

The house boasts a modern bathroom, parking available for up to five vehicles, you will never have to worry about finding a space for your cars or accommodating visitors.

Set in a picturesque location, Bearley Cottages is surrounded by the natural beauty of the Somerset countryside, making it an ideal spot for leisurely walks and outdoor activities.

This property presents a wonderful opportunity for those looking to settle in a tranquil environment while still being within easy reach of nearby towns and cities. Whether you are a first-time buyer or seeking a family home, Bearley Cottages is a must-see. Don't miss the chance to make this charming house your new home.

The accommodation is presented in good decorative order. It comprises entrance hall with cloaks cupboard, sitting room with a bow window to front aspect enjoying far reaching views and a fireplace (not currently used but could be reinstated), separate dining room again enjoying those far reaching views, kitchen, good sized utility room, separate cloakroom/wc, first floor landing, 3 bedrooms (all enjoying lovely views) and a family bathroom. Stunning countryside views can be enjoyed from every angle of this home.

## OUTSIDE

### Front Garden

To the front is ample parking for several vehicles, in turn leading to a large garage. The garden comprises a lawned area, pond, and paving, all of which enjoy lovely far-reaching country views. Underground LPG tank. Access gate to the rear garden.

### Rear Garden

A fully enclosed rear garden, mainly laid to grass, with a paved patio area, mature trees, shrubs, and pathways leading up the garden. There is also a Greenhouse, garden sheds, a vegetable plot with a poly tunnel, an outside tap, a power point and outside lights.





### CABIN/OFFICE

20'6" x 10'7"

Double doors to the front. Three double-glazed windows to the front overlooking the garden. A perfect outdoor space for homeworking or a workshop. Power, lighting, heating and insulation.

### SITUATION

The property is located between the villages of Ilchester and Tintinhull in a rural location adjoining fields.

The nearby villages boast a wealth of local amenities, including restaurants, pubs, schools, petrol stations, medical centres and good

transport links to the nearest town, Yeovil.

The village of Tintinhull, which has amenities including a village school, parish church, and the National Trust-administered Tintinhull Gardens. There is an outdoor swimming pool and barbecue area for use and hire by the village community, as well as outdoor tennis courts. A brand new village hall with a variety of community events and classes, including Yoga, Pilates, Short mat bowls and cinema evenings. The hall also hosts a cafe open five days a week serving lunches, cakes, snacks and beverages.

The nearby towns of Yeovil, Somerton, Castle Cary and Sherborne all

provide a good variety of shopping, educational and recreational facilities. There are mainline railway stations at Castle Cary with a service to London Paddington and to the south at Yeovil or Sherborne with a service between Exeter St Davids and London Waterloo.

### DIRECTIONS

What 3 words:

///binders.lectures.surprised

### SERVICES

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area. Please



Promap

refer to Ofcom's website for more details.

LPG central heating, septic tank drainage, mains electric and water.

### MATERIAL INFORMATION

Council Tax Band: C

Flood Risk: Very Low

3 Bearley Cottages enjoys a right-of-way through neighbouring farmland to enable vehicle access to the paddock/field.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# Bearley Lane, Tintinhull, Yeovil

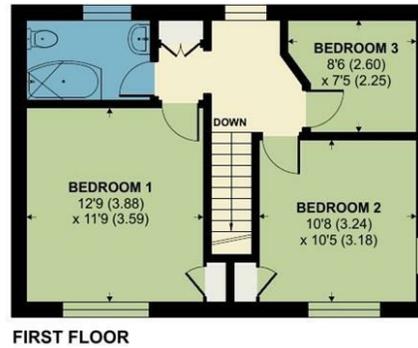
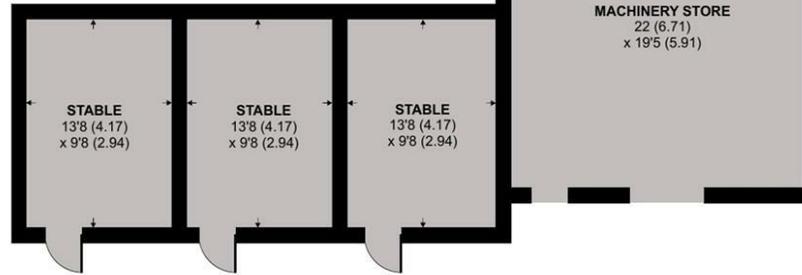
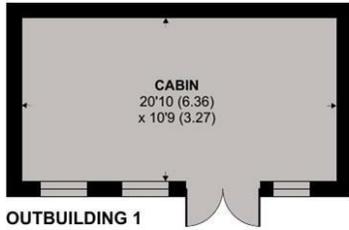
Approximate Area = 1118 sq ft / 103.8 sq m (excludes store)

Garage = 227 sq ft / 21 sq m

Outbuildings = 915 sq ft / 85 sq m

Total = 1833 sq ft / 209.8 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). © nctecom 2026. Produced for Symonds & Sampson. REF: 1407950



YEO/SH/13.02.2026



naei | propertymark  
PROTECTED

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1

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: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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