

for sale

offers in excess of **£550,000**



## Green Close Barn Hinton Mudford YEOVIL BA22 8BA

**VENDOR SUITED!** Charming four-bedroom home blending character and comfort, featuring a double garage, summerhouse and good sized south-facing garden by the River Yeo. Ideally located near The Half Moon Inn in Mudford.

# Green Close Barn Hinton Mudford YEOVIL BA22 8BA

## Entrance Porch

The entrance porch features two double-glazed windows on either side and a door providing access to the garden. The space includes tiled flooring, a meter cupboard, a storage cupboard, and a door leading into the entrance hall.

## Entrance Hall

Accessed through the entrance porch, the entrance hall features tiled flooring and stairs leading to the first floor. There is an under-stair storage cupboard, an electric radiator, and doors providing access to both the lounge and dining room. A window overlooks the garden, allowing natural light into the space.

## Cloakroom

Accessed from the hallway, the cloakroom includes a W/C, a freestanding sink, and an extractor fan. The room features tiled flooring and partial wall tiling.

## Lounge

The lounge offers a welcoming and comfortable living space, featuring a fireplace with a log burner set within a stone-effect tiled surround that serves as an attractive focal point. French doors open directly onto the garden, creating a bright and airy atmosphere, while a double-glazed window provides additional natural light and pleasant garden views. The room is fitted with an electric radiator for heating and finished with carpeting.

## Dining Room

The dining room features a stone detail marking the position of a former fireplace, adding character to the space. It is fitted with carpeting and wall lights, creating a comfortable setting for dining and entertaining. A window overlooks the south-facing garden, allowing plenty of natural light. The room includes an electric radiator for heating, a door providing access to the kitchen, and a convenient serving hatch connecting the dining room and kitchen.



## Kitchen

The kitchen is fitted with a double-glazed window to the rear, providing natural light and views of the garden. It features a range of wall and base units with granite worktops and partial wall tiling. A central kitchen island offers additional workspace and storage. The sink and drainer include a built-in waste disposal unit. Integrated appliances comprise an electric hob with cooker hood, an eye-level oven, and a microwave. There is designated space for a fridge freezer and dishwasher. The room is finished with tiled flooring and includes two built-in storage cupboards for added convenience.

## Utility Room

The utility room is fitted with base units and worktops, providing practical storage and workspace. It includes a stainless steel sink and drainer with partial wall tiling and tiled flooring. There is space for a freestanding fridge freezer and washing machine. A door leads to the rear porch, with additional doors providing access to the office and snug.

## Rear Porch

The rear porch is accessed via the utility room, features tiled flooring, and provides direct access to the garden, offering a practical transition between the indoor and outdoor areas.

## Snug

This third reception room is currently used as a TV room and offers a cosy, versatile living space. It features carpeting throughout, an electric radiator for heating, and a TV point.

## Office

The office provides a bright and functional workspace with a window overlooking the rear of the property and French doors offering direct access to the garden. Stairs lead to the first floor, adding versatility to the layout. The room features an electric heater for warmth, carpeting for comfort, and a built-in bookcase providing practical storage and display space.

## Landing

There are two separate landing areas, one of which provides access to an airing cupboard housing the water tank. This area features exposed wooden beams, carpeting, and doors leading to the main bedroom, bathroom, and fourth bedroom.

The second landing area benefits from a generous 10 ft storage room, offering ample space for household items. It also provides access to the additional bedrooms.

## Bedroom One

Bedroom One features a double-glazed window that provides stunning views over the garden and adjoining fields. The room includes built-in storage cupboards and wardrobes, offering ample space for organisation. Characterful wooden beams add charm, while carpeting creates a warm and comfortable atmosphere. A door leads directly to the en-suite bathroom.

## En-Suite

The en-suite bathroom comprises a bath with shower over, two Jack and Jill sinks set on marble-effect tops, and a W/C and bidet. The room features tiled flooring with part-tiled walls, a heated towel rail, and exposed wooden beams that add character. A Velux window provides natural light and ventilation.

## Bedroom Two

Bedroom Two is accessed via a small step up into the room and features a Velux window allowing natural light to fill the space. Exposed wooden beams add character, while carpeting provides comfort underfoot. Stairs lead down into the adjoining study. The room is currently used as a bedroom but was previously utilised as a games room, offering flexibility for various uses.

## Bedroom Three

Bedroom Three features a Velux window providing natural light and a storage heater for warmth. The room includes built-in fitted wardrobes and a built-in vanity unit, offering practical storage and functionality. Exposed wooden beams add character, complemented by wall lights and carpeted flooring for a comfortable finish.

## Bedroom Four

The fourth bedroom features a Velux window providing natural light and a storage heater for comfort. The room includes fitted wardrobes for convenient storage, exposed wooden beams adding character, and carpeting throughout.

## Bathroom

The family bathroom features a Velux window allowing natural light to brighten the space. It includes tiled flooring, part-tiled walls, and exposed wooden beams that add character. The suite comprises a built-in sink vanity, walk-in shower, W/C, and a heated towel rail, combining practicality with a stylish finish.

## Outside

### Double Garage

19' x 17' 4" into recess ( 5.79m x 5.28m into recess )

The property benefits from a detached double garage that includes a built-in separate workshop area, providing excellent space for storage or hobbies. The garage features two individual barn doors for convenient access and maintains a traditional aesthetic that complements the property's character.

### Summerhouse

A charming summerhouse is situated in the garden, offering picturesque views of the river. The building is equipped with lighting and power, making it an ideal space for relaxation, hobbies, or outdoor entertaining.

### Garden

The property boasts an extensive south-facing garden predominantly laid to lawn, complemented by a spacious patio area ideal for outdoor seating and entertaining. The grounds feature a variety of trees, including apple trees, along with mature shrubs, colourful flower beds, and secure fencing. Additional storage is provided by several sheds and a greenhouse. A beautiful river runs along the bottom of the garden, creating a tranquil and picturesque setting.

## Parking

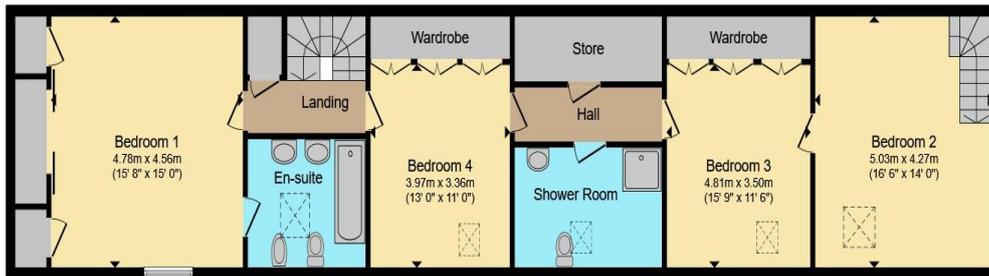
In addition to the detached double garage, the property offers ample parking for multiple vehicles on a spacious driveway, providing convenient and secure off-road parking.







**Ground Floor**



**First Floor**

Total floor area 239.7 m<sup>2</sup> (2,580 sq.ft.) approx

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Property Ref: YOY313983 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: F

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