Symonds & Sampson

Hill End House

Hill End, Hardington Mandeville, Yeovil, Somerset

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Hill End
Hardington Mandeville
Yeovil
Somerset
BA22 9PY

3 2 3

- Very Rare Opportunity
- Stunning Country Views
- Double and Single Garages
- Grounds of 0.59 Acres
- Extension Possibilities (STPP)
- Lovely Rural Location

Guide Price £650,000
Freehold

Yeovil Sales
01935 423526
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THE DWELLING

A very rare opportunity to purchase a detached property standing in an elevated position overlooking its own grounds and enjoying glorious country views.

The house benefits from uPVC double glazing, central heating via an air source heat pump, extensive timber floors and attractive fireplaces.

The property also offers extensive parking, both double and single garages and offers extension possibilities subject to the relevant planning permissions.

ACCOMMODATION

A timber entrance door leads to the reception hall. The sitting room is a good size, having a super hamstone fireplace with French doors leading to the rear, and a door also gives access to the sun lounge, which has beautiful views and a door to the front.

The dining room has a brick fireplace, whilst the kitchen/ breakfast room is triple aspect and fitted appliances include a 4-ring hob with hood and a double oven. There is a good range of base units and wall cupboards, plumbing for a dishwasher and a door to the rear.

Finally, on the ground floor is a useful utility room with a door to the rear, controls for the air source heat pump and a cloakroom off with a white suite.

On the first floor there are three good-sized bedrooms, with an ensuite to the master and one having a dressing area, and a family bathroom with a white suite.

OUTSIDE

The property is approached via pillared entrance gates to a gravelled area having extensive parking for circa 10/12 vehicles, and here you will find both the single and double garages.

To the front of the house is a path, lawned garden and well, whilst the rear gardens themselves slope gently and comprise lawned area, fruit trees, greenhouse, trellis, pond, mature trees, summerhouse etc whilst directly to the rear of the house is a very large decked area.

To the side of the property is a huge self-built swimming pool which is currently virtually empty as the liner needs replacing. This pool has a decked area overlooking it, but please be careful in this area of the garden.

SITUATION

Hardington Mandeville is a popular village on the Somerset/Dorset border - many people who move there stay for many years; such is its attractiveness and sense of community. The village has a shop/post office and a public house, a number of thriving clubs such as gardening and amateur dramatics, making it an active village for people of all ages.

Surrounded by magnificent rolling countryside, this is a beautiful part of the country and yet it remains extremely accessible due to the A30, A303 and good rail links from Yeovil Junction, on the Exeter to Waterloo line. In addition, the M5 is within easy reach at Taunton and the village therefore enjoys the best of both worlds, being secluded yet accessible. The regional centre of Yeovil is within easy reach and has a full range of facilities, whilst alternatives include Crewkerne, a typical Somerset market town and Sherborne, dominated by its Abbey and historic school. Yeovil 5 miles; Sherborne 10 miles; A303 7 miles; Crewkerne: 4 miles (London Waterloo).

DIRECTIONS

What3Words// stuffy.learning.jolt

SERVICES

Main water and electricity. Septic tank drainage (Please see material information). Central heating via an air-source heat pump.

Broadband - Ultrafast broadband is available.
Mobile signal/coverage - There is mobile coverage in the area.
Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

The property benefits from solar panels; we are currently waiting for further information from our clients. Whilst the septic tank works, it is non-compliant and will need to be replaced at some stage; please budget for this.

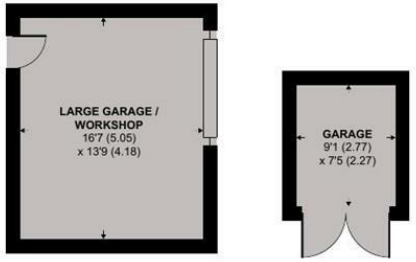
Council Tax Band: F
Somerset Council 01935 462462

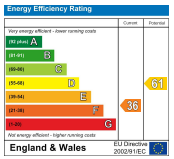
PLANNING APPLICATION NO 18/03613/HOU
For: Alterations and the erection of a two-storey side and front extension to the dwellinghouse to form an annexe.

Photos taken: 09 Sept 2026

Hill End, Hardington Mandeville, Yeovil

Approximate Area = 1637 sq ft / 152 sq m
Garage = 68 sq ft / 6.3 sq m
Outbuildings = 343 sq ft / 31.8 sq m
Total = 2048 sq ft / 190.1 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). Produced for Symonds & Sampson. REF: 1516069 © nichecom 2026.

YEO/JS/10.09.2026

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