



Symonds  
& Sampson

# Mouse Cottage

Blind Lane, Bower Hinton, Martock, Somerset

# Mouse Cottage

Blind Lane  
Bower Hinton  
Martock  
Somerset TA12 6LR



- Immaculate Throughout
  - Stable & Parking
  - Private Gardens
  - Much Character
  - Rare Opportunity
  - Stunning Kitchen
  - Viewing Advised

Guide Price **£545,000**

Freehold

Yeovil Sales  
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## THE DWELLING

An extremely well presented character cottage offering features including exposed beams, hamstone window sills, attractive timber doors, extensive floor tiling on the ground floor, whilst also offering modern features such as gas central heating and double glazing.

The property is immaculate throughout, and an internal viewing is essential to appreciate the accommodation this property provides.

## ACCOMMODATION

A timber door leads to the reception hall/study, having floor tiling, a door to the sitting room and French-glazed doors to the dining room. This is a good-sized room with an outlook to the side, which in turn leads to an inner hallway, a door to the rear and a cloakroom with a white suite.

The kitchen breakfast room is very much "The heart of the home", fitted with a comprehensive range of timber worktops with pale grey timber doors and two windows to the rear. Fitted Neff appliances including a triple stainless steel oven and microwave, five-ring hob, SMEG dishwasher, a one-and-a-half bowl Belfast sink with mixer tap, a peninsula unit with breakfast bar and a comprehensive range of base units with drawers and cupboards under.

The sitting room has two windows to the front, having an attractive exposed stone fireplace with a wood burner. Please be aware that we have been advised by our client that whilst this is working, it has not been used or swept for some time.

Finally, on the ground floor is a fantastic conservatory of timber sealed double glazed construction, having both French doors and a single door to the rear.

On the first floor is a good-sized landing with a hatch to the roof space, a double bedroom having an en suite fully tiled shower room with a white suite. There are three further double bedrooms and a very good-sized family bathroom, again with a white suite, having a free-standing bath and a shower cubicle.





## OUTSIDE

To the front of the house is a small area of garden, whilst to the rear the garden is laid to lawn, having a patio, stocked borders, a woodstore, being enclosed by lap panel fencing and having a gate to the rear.

At the rear is parking for one vehicle and a detached garage.

Please note that although Mouse Cottage owns the gravelled

driveway to the side leading to the parking space, the property to the rear of Mouse Cottage has access to their property.

## SITUATION

Bower Hinton is a popular small village, largely constructed of hamstone character properties. It is adjacent to the larger village of Martock, which has a good range of shopping and leisure facilities and a primary school. Bower Hinton has a public house and hotel all within close walking distance of the property. There is

easy access to the A303, one of the main routes to the West coming off the M3 from London. Yeovil is 6 miles away, whilst the County Town of Taunton is within 20 miles. There are mainline railway stations at Crewkerne and Yeovil for Waterloo in London, and another Yeovil station for Bath and Bristol.

## DIRECTIONS

What 3 words: ///defensive.animated.indulgent



## SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - Available both indoors and outside  
(Information from Ofcom <https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

Council Tax Band: E

Flood Risk: Very Low

The property is within a conservation area.

# Blind Lane, Bower Hinton, Martock

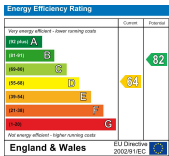
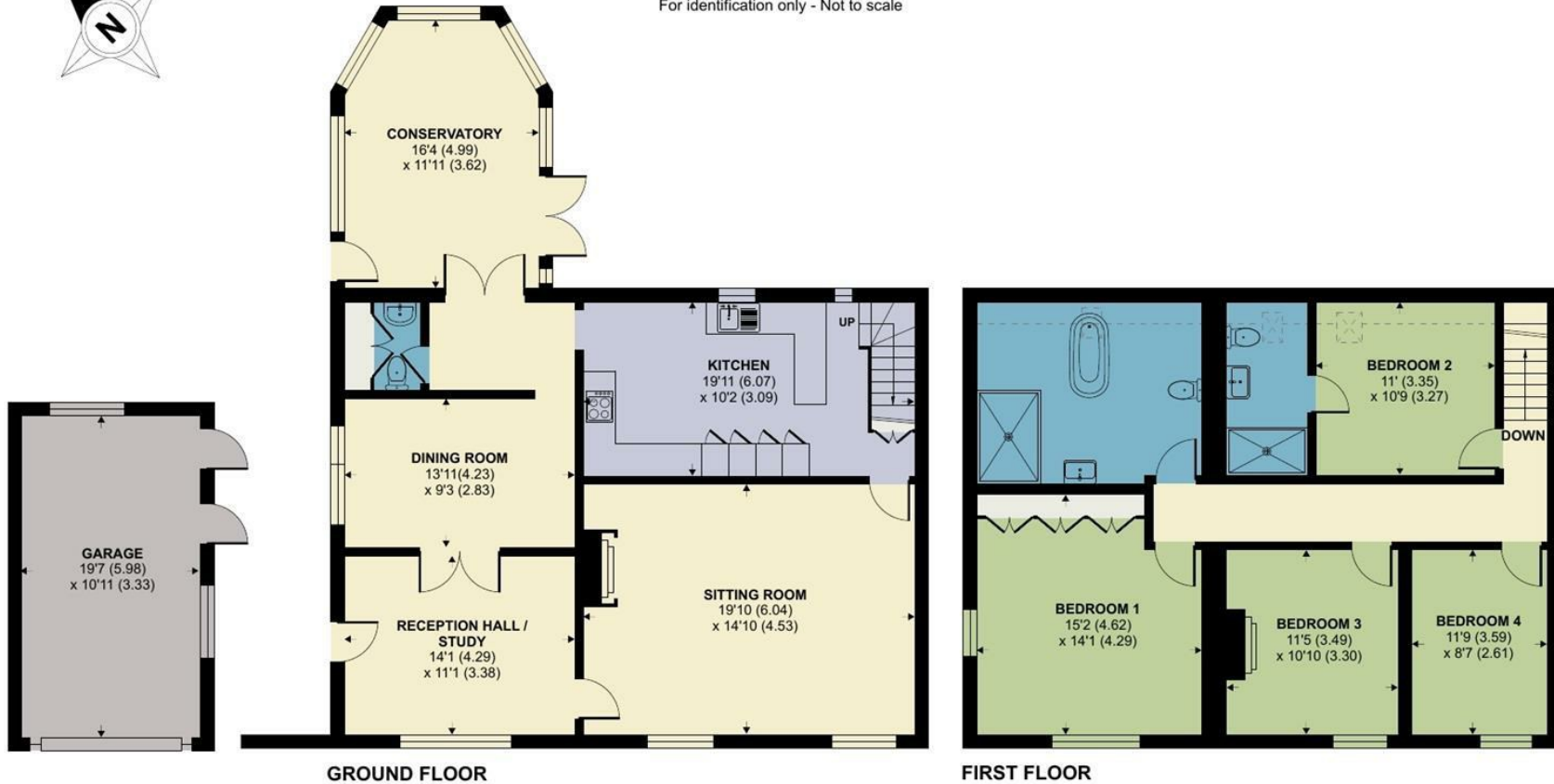
Approximate Area = 1985 sq ft / 184.4 sq m

Limited Use Area(s) = 45 sq ft / 4.2 sq m

Garage = 214 sq ft / 19.8 sq m

Total = 2244 sq ft / 208.5 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1317659



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