



Eaves

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Gas House

Gas Lane, Hinton St George, TA17 8RX

GUIDE PRICE: £800,000

A detached, Georgian style house, down a quiet lane in the pretty village of Hinton St George. The house has electric gates off the lane, a substantial parking area, a private garden to the rear and great views to the countryside beyond.

TENURE — FREEHOLD



Overview

An unlisted detached house in the pretty village of Hinton St George. The house offers a wide entrance hall, kitchen/ breakfast room, dining room, sitting room, garden room, utility, a useful storeroom, 3 bedrooms, 2 bathrooms, a double garage, large parking area to the front and private garden to the rear. There is plenty of scope to extend the house, subject to planning.

Key Features

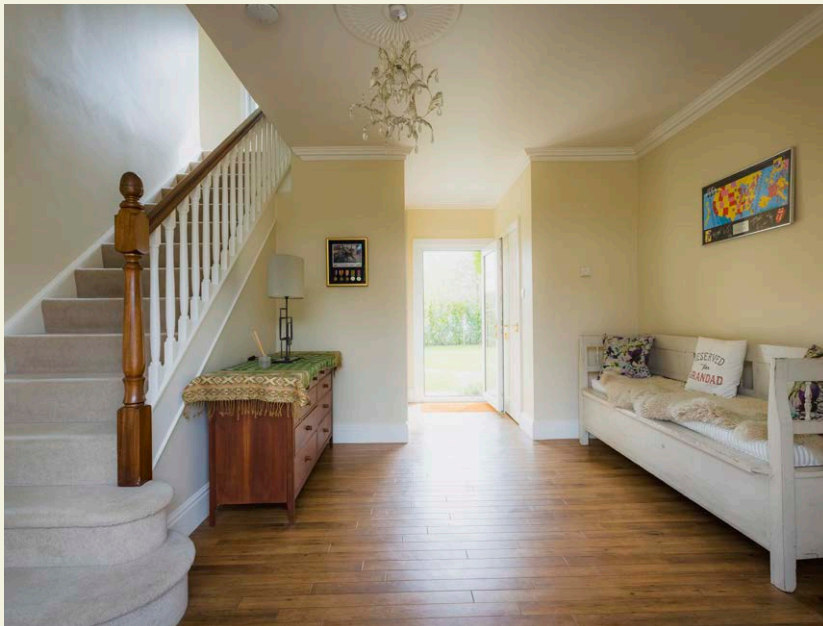
- AN UNLISTED DETACHED HOUSE
- PRETTY VILLAGE LOCATION
- 3 BEDROOMS
- 2 BATHROOMS
- 2 RECEPTIONS
- KITCHEN/BREAKFAST ROOM
- GARDEN ROOM
- UTILITY AND CLOAKROOM
- DOUBLE GARAGE AND LARGE PARKING AREA
- PRIVATE GARDEN TO THE REAR



Immediate Area

The village of Hinton St George is bursting with beautiful houses, stunning surrounding countryside and a real sense of community. The village itself has an award winning pub with rooms (The Lord Poulett Arms), a well-stocked shop with post office, a primary school, recreation ground, play park, village hall and a 13th Century Church.

The market town of Crewkerne is 3 miles away and has an hourly train service to London Waterloo. The larger town of Yeovil is about 12 miles away and the World Heritage Jurassic Coast just 18 miles distant. Easy access to the A303 and M5.



EAVES

GAS HOUSE, HINTON ST GEORGE



The House

Gas House was built in the 1970's, on the site of a former gasworks, but in the Georgian style.

The private gasworks supplied Hinton House as well as street lighting for the village. Hinton St George was the first village in the UK to have gas streetlights. Most gasworks ceased operating in the early 1900's.

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Interior

A columned portico takes you through the front door into a spacious entrance hall with a door to the rear garden, cloakroom, built in storage and stairs to the first floor. To the left is the sitting room. A central fireplace, with wood burner, is flanked by two large sash windows to the front. A further two windows to the back mean this room, as the rest of the house, is nice and bright. Double doors take you out to the garden at the rear.

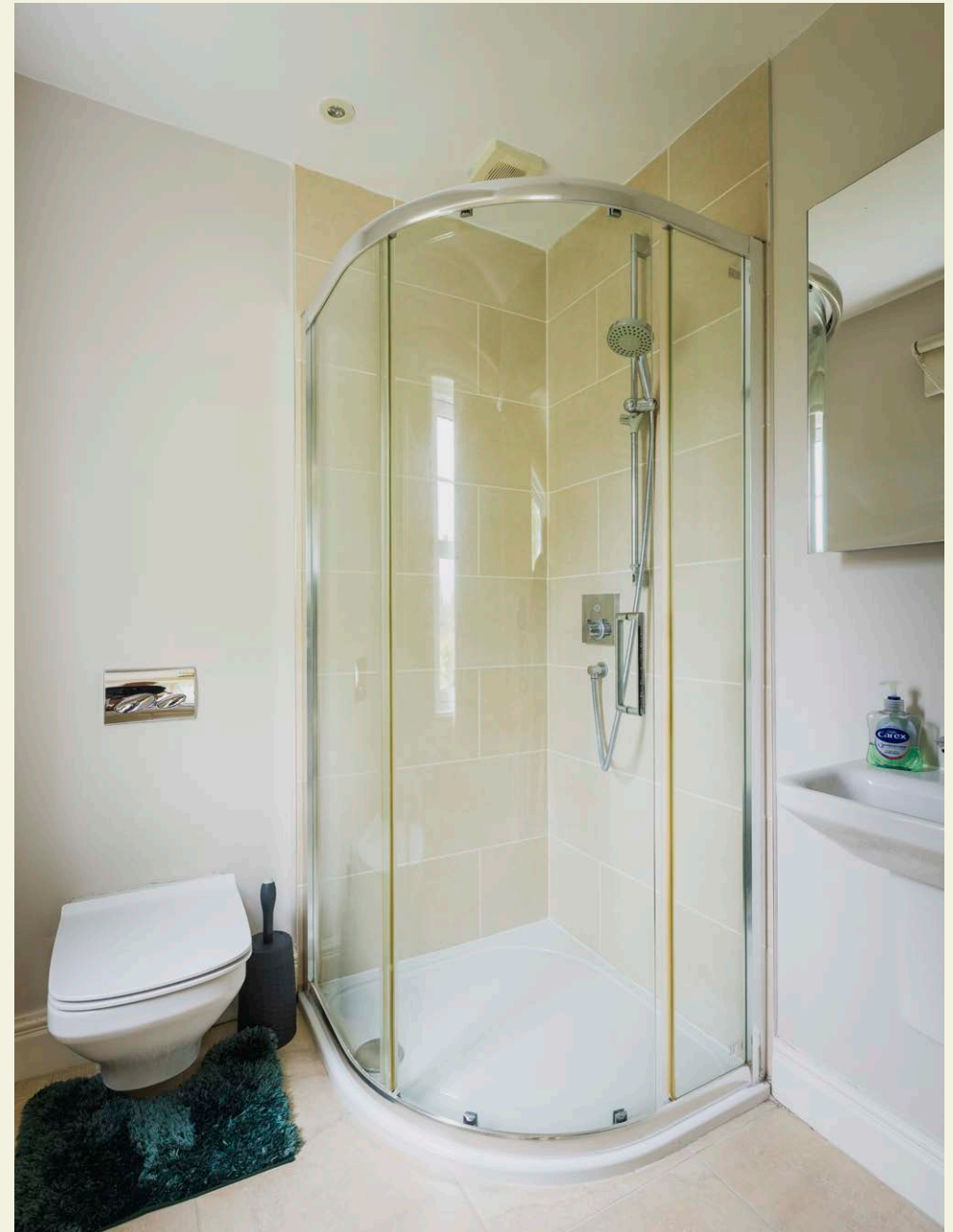
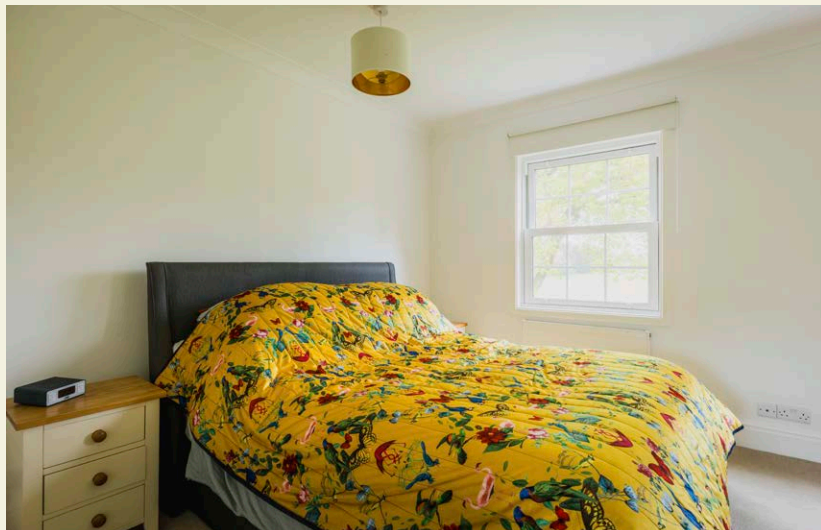
Back out across the hall is the dining room, currently used as a home office, with doors out to the patio and garden.



Through the dining room is the country kitchen with fitted units, a gas-fired aga and plenty of room for a long dining table. Beyond the kitchen is a stunning garden room/conservatory which is used all year round as another room and has doors out to the patio and garden again.

At the other end of the kitchen a doorway takes you through a utility room, past a really useful storeroom, to the double garage. A hallway also connects the front of the house to the garden behind.

On the first floor is a long landing, with windows to the rear, leading to the master bedroom at one end. The bedroom has lots of built in wardrobe space and an ensuite with both a shower and a bath. There are two more bedrooms on the first floor and a family bathroom.





Outside

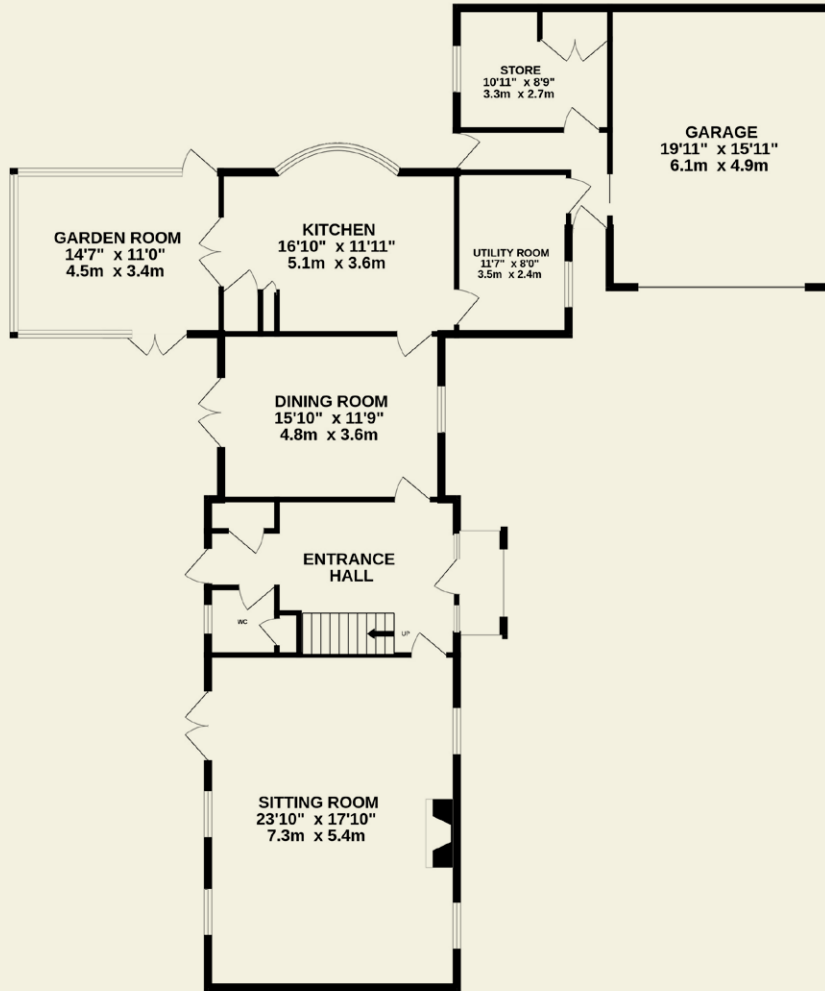
Gas House sits behind a tall wall abutting the lane at the front. Double timber electric gates take you onto a large hardstanding parking area in front of the house. A pathway and gate give access to the garden.

The garden is at the rear of the house and faces directly south putting it in the sun for most of the day. There is a paved patio leading out from the garden room with a path stretching the width of the house. The garden is mainly lawn with flower bed edges and is not overlooked.



GROUND FLOOR

1749 SQ. FT. / 162.5 SQ.M. APPROX



1ST FLOOR

655 SQ. FT. / 60.9 SQ.M. APPROX



TOTAL FLOOR AREA

2404 SQ. FT. / 223.4 SQ.M. APPROX

Floorplans



Directions

From the Yeovil direction come off the A303 towards Ilminster. Continue to the next roundabout and take the left to Lopen. Carry on through Lopen then turn right towards Hinton St George. Pass the pub and continue to the end of the High St taking a left onto West Sreet. Turn left again, continue to the bottom of the road and the house is directly in front of you.

WHAT3WORDS ///**SUARVE.CODER.SPELLING**

Services

Mains gas, electricity, water and drainage.

Local Authority

Somerset Council – Band G

Eaves Notes

Currently there is a right of way, over the driveway, to Phoenix House next door (owned by our clients). This is up for discussion so please ask us for further information.

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SATURDAY:

09:00 AM TO 13:00 PM

SUNDAY:

BY APPOINTMENT

Viewings strictly
by appointment only.

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