



# Eaves

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## Middle Cottage

123 Middle Street, Bower Hinton,  
Somerset, TA12 6LL

A delightful period Hamstone cottage in the village of Bower Hinton. Our clients have thoughtfully renovated the house over the last few years, creating a home that feels both elegant and practical, whilst retaining the warmth and character expected of a cottage of this age.

**GUIDE PRICE: £495,000**

TENURE — FREEHOLD

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# Overview

A characterful cottage combining period charm with tasteful modern improvements. The house offers an entrance hall, sitting room, WC, a superb open-plan kitchen/dining room with doors opening directly onto the garden, utility room, three bedrooms, two bathrooms, a good-sized garden and a further piece of land that could be used for off-street parking. At the end of the garden is a concrete base with both water and electricity connected, ready for a home office, studio, or any number of other possibilities.

## Key Features

- A PERIOD HAMSTONE COTTAGE
- RECENTLY RENOVATED
- PEACEFUL VILLAGE LOCATION
- KITCHEN/DINING ROOM
- SITTING ROOM
- WC AND UTILITY
- 3 DOUBLE BEDROOMS
- 2 BATHROOMS
- GENEROUS GARDEN
- OFF STREET PARKING



## Immediate Area

Bower Hinton is a pretty village of mostly Hamstone houses. The village itself has a pub, hotel and an excellent café, all within walking distance from the house. The larger adjacent village of Martock has a better range of shops and facilities whilst Yeovil (8 miles) offers a comprehensive range of shops, restaurants, cafés, supermarkets and entertainment. There is a mainline train service to London Waterloo from nearby Crewkerne (6 miles) and a service to Bath and Bristol from Yeovil.

The World Heritage Jurassic Coast at Lyme Regis and West Bay, is just over 20 miles away.



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MIDDLE COTTAGE, BOWER HINTON



# The House

Middle Cottage is believed to date back to the 1800s. The terrace of four houses was originally a barn, later converted into workers' cottages, with a more recent extension added to the rear. It is built from local honey-coloured Hamstone beneath a tiled roof. Our clients have lovingly renovated the house throughout, including adding a third bedroom.

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MIDDLE COTTAGE, BOWER HINTON

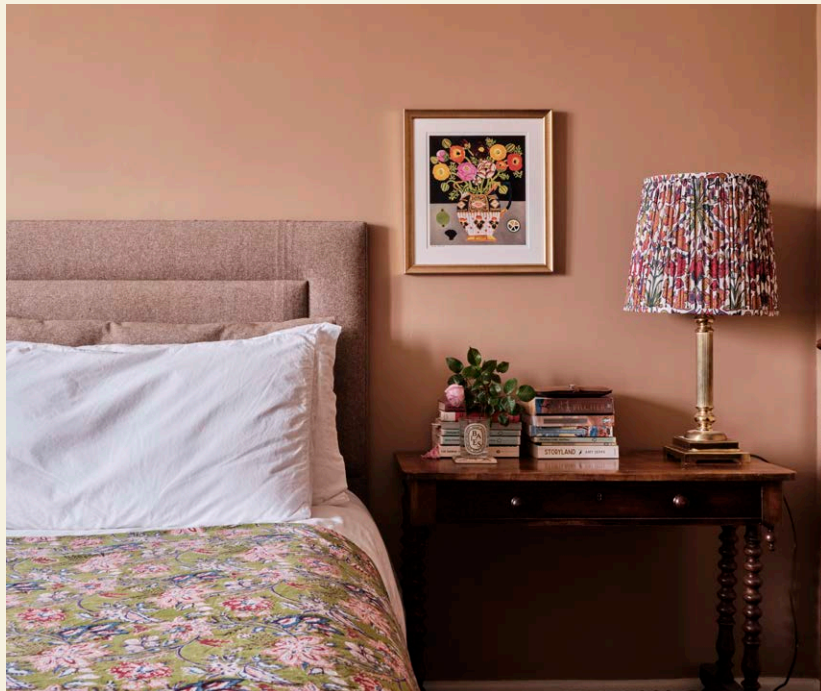




## Interior

The front door opens into a flagstone-lined entrance hall. A painted wooden staircase leads up to the first floor. The walls are half-panelled and there is plenty of space for coats, along with useful storage beneath the stairs. Every room has been decorated in a beautiful colour palette that complements the age and character of the cottage.

To the right is an incredibly cosy sitting room with an original fireplace and wood-burning stove, a flagstone hearth and sisal carpet underfoot.

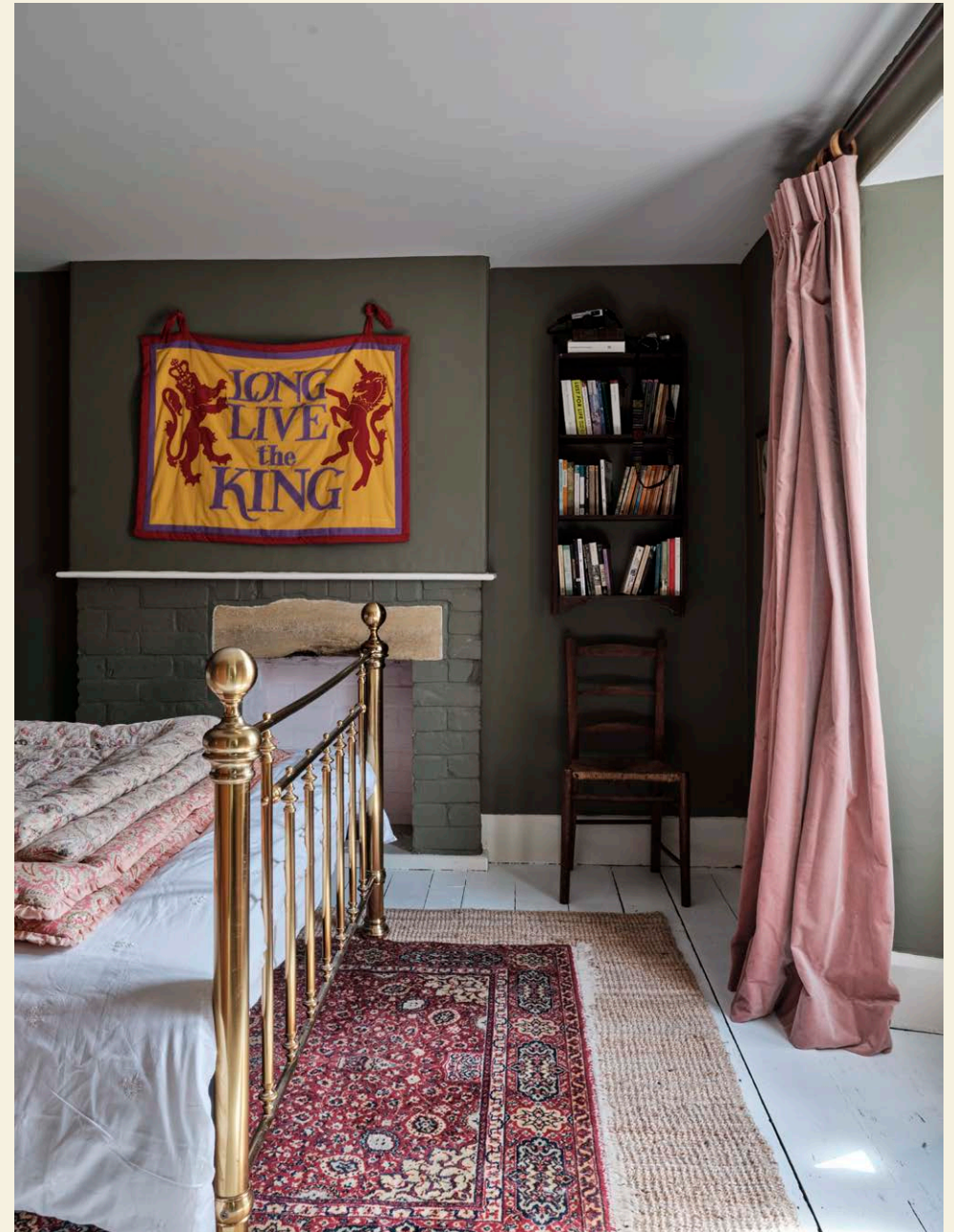


Further along the hall you pass the useful cloakroom before arriving at the hub of the house. The kitchen/dining room is a wonderful space and where our clients spend most of their time. Double doors open onto the patio and frame a lovely view down the tree-lined garden path. The kitchen features a mix of built-in and freestanding storage, much of it concealed behind pretty curtains, along with a Rangemaster gas range, panelled walls, a Belfast sink, and two windows and a skylight that fill the room with natural light. There is plenty of space for a good-sized dining table and it is a comfortable entertaining space.

An opening then leads through to a really practical utility room/pantry. This has a flagstone floor, plumbing for white goods, a further sink and excellent storage space.

Up the stairs to the first floor landing that is a good width with painted floorboards underfoot. Straight ahead is the first bedroom, a well-proportioned square room with views over the garden and beyond. There is a further double bedroom on the first floor and a fabulous bathroom with both a shower and a bath.

Up the stairs again you will find the third double bedroom, recently converted by our clients, with a charming ensuite shower room attached.

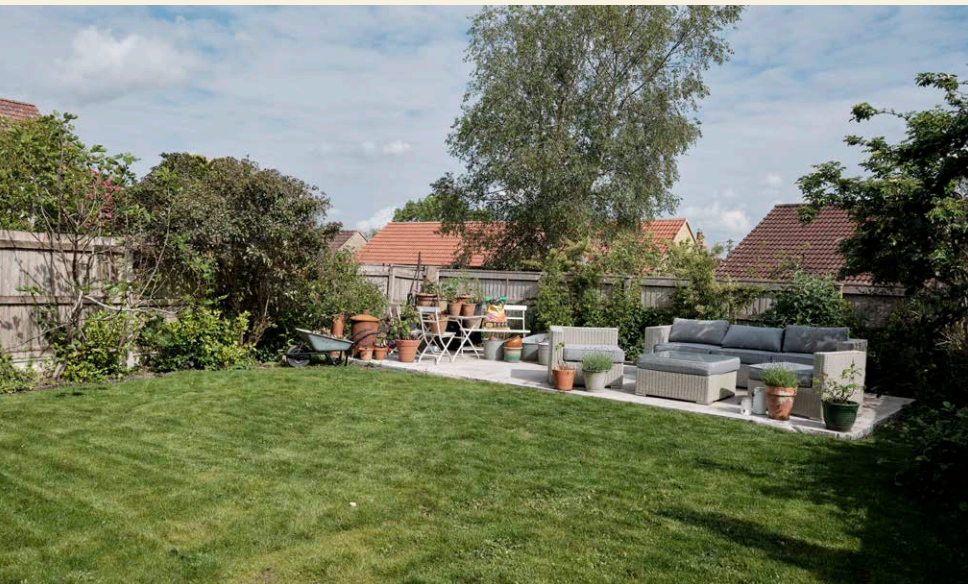


## Outside

In front of the house is a small front garden. A dwarf Hamstone wall with wrought iron railings and a gate separates it from the lane. There is a mature holly tree and handy space for bin storage underneath.

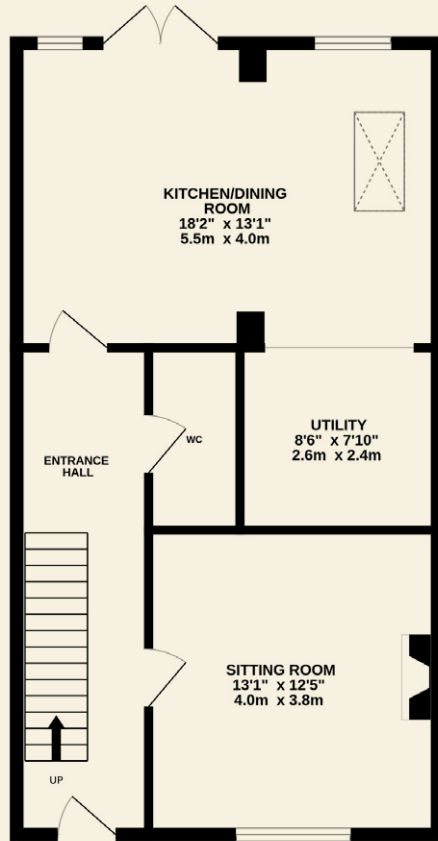
To the rear of the house, leading out from the kitchen, is a fantastic terrace for dining in the warmer months. From there a brick pathway takes you under the trees to the main garden at the bottom. Here you find a nice square lawn with flower and shrub borders. The garden is well-stocked with a fig tree, a vine producing seedless red grapes, horse chestnut, elderberry and hazelnut trees.

At the far end of the garden is a concrete pad/foundation for a home office, outdoor kitchen, studio or any number of uses. The sellers have already connected electricity and water to this area.



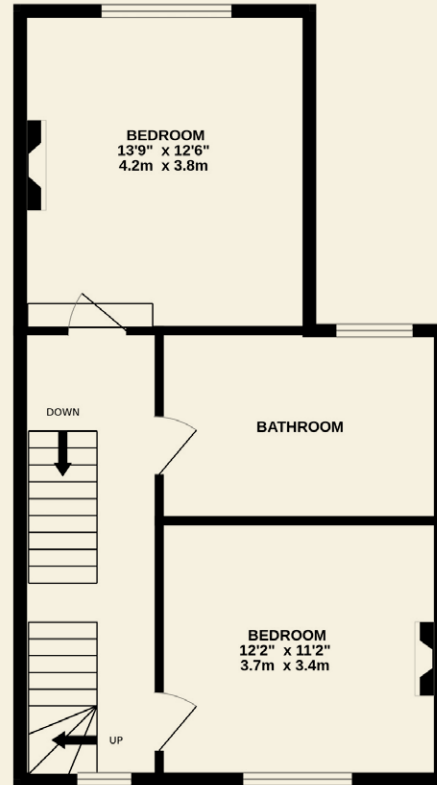
**GROUND FLOOR**

610 SQ. FT. / 56.7 SQ.M. APPROX



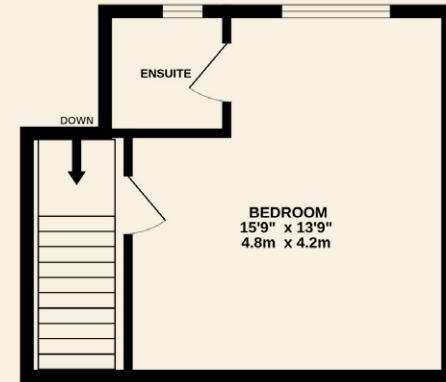
**1ST FLOOR**

517 SQ. FT. / 48 SQ.M. APPROX



**2ND FLOOR**

268 SQ. FT. / 24.9 SQ.M. APPROX



**Floorplans**

**TOTAL FLOOR AREA**

1395 SQ. FT. / 129.6 SQ.M. APPROX



## Directions

Head east from South Petherton along the A303. After 1 mile take the exit towards Crewkerne. At the end of the slip road take a left turn and then the next left towards Bower Hinton.

Continue on this road and take a left turn after about half a mile onto Middle Street and the house can be found on the right-hand side.

**WHAT 3 WORDS /// BOND.FICTIONAL.STABILITY**

## Services

Mains gas, electricity, water and drainage.

## Local Authority

Somerset Council – Band B

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## Contact Us

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