

Symonds
& Sampson



Box Mount

Bower Hinton, Martock, Somerset

Box Mount

Bower Hinton
Martock
Somerset TA12 6LA



- Lovely Character Accommodation
 - Good Size Gardens
- Fine Lodge offering Annexe Accommodation
 - Viewing Essential
 - Rare Opportunity

Guide Price **£625,000**

Freehold

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THE DWELLING

A rare opportunity to acquire an unlisted property offering immense character with features including exposed timbers, beams, flagstone floors and wood burners. The house has new windows, modern Fischer electric radiators in the main living area, and a new electric water heater.

The property, which stands in good-sized gardens, represents a rare opportunity to acquire a substantial home in one of the area's most desirable villages; an early viewing is essential.

ACCOMMODATION

A timber entrance door leads to the porch which has a part-glazed door to the reception hall with a staircase rising to the first floor and a quarry tiled floor.

The sitting room has a lovely central feature woodburner with hamstone block, whilst there is an attractive flag stone floor with a window seat overlooking the front of the property.

The kitchen/dining room is a very good size with the kitchen area having a quarry tiled floor with timber worktops, wall cupboards of which some are glazed and an electric Rangemaster. The dining area has a hamstone fireplace with a wood burner and window seat to the front.

The morning room is a good size, having a part glazed door to the garden and in turn a door to the garden room itself, which has double glazed doors to the rear.

Finally on the ground floor is a utility area and a shower room with a white suite and a corner shower cubicle.

On the first floor is lovely timber painted flooring and five good size bedrooms.





OUTSIDE

The property has the benefit of attractive gardens comprising lawned areas, patio, a number of fruit trees, raised beds and borders and an attractive trellis. There are also two useful summerhouses, both having light and power connected.

There is parking for a number of vehicles accessed via a road to the side, which in turn leads to the large double garage with timber doors.



THE LODGE

A particular feature of this property is the lodge having accommodation arranged as follows:

An entrance door leads to the reception hall, whilst off here is the shower room with a white suite and a double bedroom.

The kitchen/living room is a very good size, being dual aspect with the kitchen area itself having a range of units

with marble effect worktops, with cream doors and stainless steel door furniture. Fitted appliances include an induction hob, oven and fridge freezer. There are wall cupboards, base units and French doors to the side.

Agents' Note: This lodge would be superb for an elderly parent or teenage son/daughter. Our clients have informed us that there are covenants in place that do not allow anyone other than a family member or carer to live here; it would not be possible for long- or short-term rental, Airbnb, or a similar investment opportunity.



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, the regional centre, 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: ///early.theme.basics

SERVICES

Mains water, electricity and drainage. Electric heating.

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

Flood Risk: Very Low

Council Tax Band: D

Box Mount, Bower Hinton, Martock

Approximate Area = 1719 sq ft / 159.7 sq m

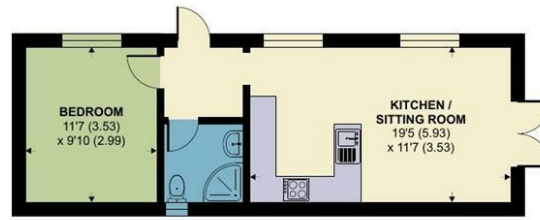
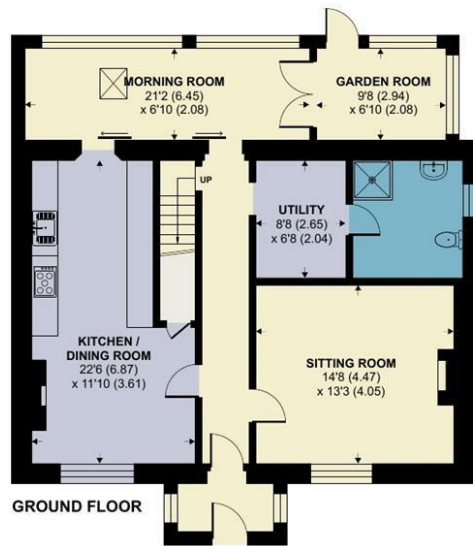
Garage = 285 sq ft / 26.4 sq m

Outbuildings = 200 sq ft / 18.5 sq m

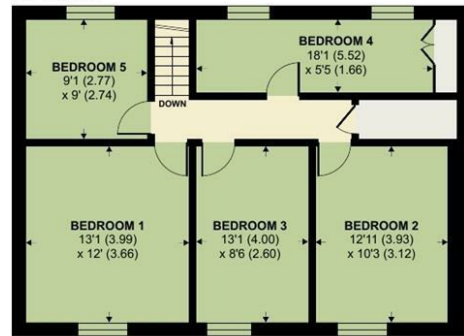
The Lodge = 419 sq ft / 38.9 sq m

Total = 2623 sq ft / 243.5 sq m

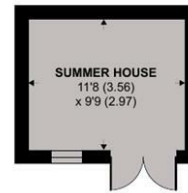
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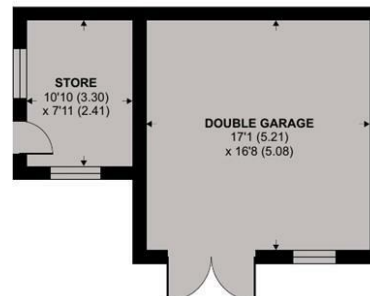
THE LODGE



FIRST FLOOR



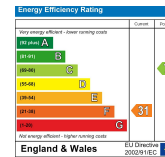
OUTBUILDING 2



GARAGE / OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1404749



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