

OLD FARM PLACE

gth

HINTON ST. GEORGE





1 Old Farm Place, Hinton St. George, Somerset, TA17 8TW

Ilminster 6 miles; Yeovil 12 miles; Crewkerne 3.5 miles

 1
  2
  2
  108sq m

A most attractive and exquisitely presented, Hamstone barn conversion situated on a quiet cul-de-sac with two double bedrooms, two shower rooms and garage.

Freehold Guide Price £400,000

DESCRIPTION

Occupying an enviable position within the picturesque and highly desirable village of Hinton St George, this exceptional detached bungalow offers a rare combination of character, quality and modern convenience. Beautifully reimaged through a comprehensive renovation in 2017, the property has been thoughtfully updated throughout while retaining a wealth of charm and individuality.

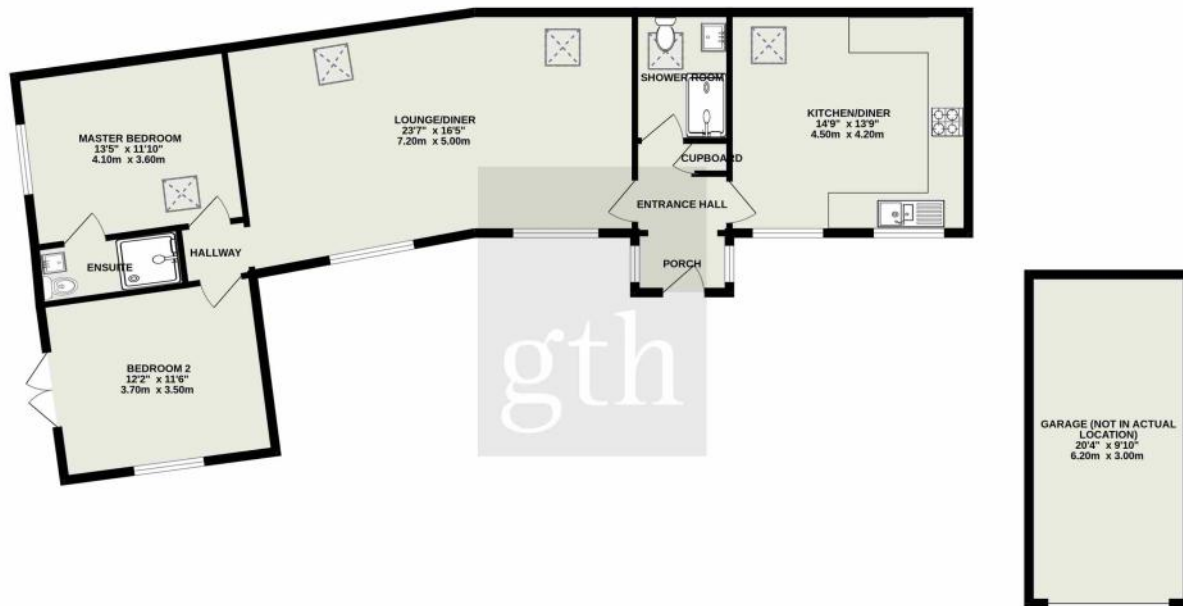
Arranged entirely on one level, the property provides over 1000 sq.ft. of light-filled accommodation, making it an ideal home for those seeking the ease of single-storey living without compromise. The centrepiece is the impressive open-plan living/dining room, where vaulted ceilings and striking exposed timber trusses create a wonderful sense of space and character. Natural light pours in through multiple aspects, enhancing the warm and inviting atmosphere.

The stylish kitchen/diner is fitted with a contemporary range of units and integrated appliances, offering a practical yet sociable space for everyday living and entertaining. The same attention to detail continues throughout the property, with modern fixtures and fittings blending seamlessly with period-inspired features.

There are two generous double bedrooms, including a superb principal bedroom with en-suite shower room. Both the principal bedroom and living accommodation enjoy exposed roof trusses,



GROUND FLOOR 1173 sq.ft. (108.9 sq.m.) approx.



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

lending a distinctive character that sets the property apart from more conventional bungalows. A contemporary shower room serves the remainder of the accommodation.

A notable feature of the renovation was the installation of underfloor heating throughout, providing an efficient and comfortable heating system, while the property also benefits from the convenience of all mains services.

Externally, the bungalow enjoys attractive, enclosed gardens offering a good degree of privacy and ideal spaces for outdoor dining and relaxation. In addition, there is an associated garage and private parking in front of the garage.

Set within one of South Somerset's most sought-after villages, renowned for its attractive streetscape, community spirit and beautiful surrounding countryside, this is a rare opportunity to purchase a characterful yet low-maintenance home in a peaceful village setting.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

Council Tax: Somerset Council—Band E

SITUATION

Hinton St George is one of South Somerset's most sought-after villages, renowned for its attractive honey-coloured hamstone architecture and strong community spirit. Village amenities include a shop/post office, primary school, church, village hall and the acclaimed Lord Poulett Arms, while excellent road and rail links provide easy access across the South West and to London.

DIRECTIONS

What3words:///response.sparrows.centuries

ADDITIONAL INFORMATION

Broadband: Superfast broadband is available—highest available download speed 72Mbps, highest available upload speed 22 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

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