HOLLOWELL HILL HOUSE

gth

WEST CHINNOCK









Hollowell Hill House

West Chinnock, Somerset, TA18 7PS

Yeovil 8 miles; Crewkerne 5 miles; Ilminster 9 miles; Lyme Regis 21 miles

2 | 4 | 3 | 260 sq m

A very impressive, individually built four bedroom detached house enjoying an edge of village location.

Freehold Guide Price £750,000

DESCRIPTION

Hollowell Hill House comes to the market for the first time since it's construction, in 2005. This superbly located home features natural Hamstone elevations on all sides, beneath a tiled roof.

The extremely well appointed accommodation comprises a wonderful master reception room, which is open plan in nature, although it is naturally split into two distinct areas in the form of sitting and dining rooms. The scale of this highly impressive room gives a huge degree of flexibility in terms of furniture layout and of particular note is a stone inglenook fireplace with Bresummer beam and a wood burner in situ. The overall room features re-claimed ceiling beams in addition to vertical timber pillars. This light and airy room has a quadruple aspect and leads directly into the kitchen/breakfast room.

Fitted with an impressive number of cabinets the kitchen doubles as a sociable space, with ample space for a table and chairs. Within the kitchen is a range style cooker as well as an integrated dishwasher.

Further on the ground floor is a useful utility room, with a downstairs WC off and also direct access into the library/study (formerly one of the garages).

The first floor offers lovely views from numerous windows, with the bedroom accommodation featuring master and guest suites, as well as two further double bedrooms and a shared bathroom

OUTSIDE

The property has an impressive frontage, featuring an enclosed garden directly in front of the house, set within a natural stone retaining wall, whilst there is also a further enclosed area of garden situated on the far side of the driveway.

The block paved drive has double wrought iron gates opening to a gravelled driveway, providing extensive, secure parking. The gates have electric laid to them allowing a purchaser to electrify them if required. Integral to the house is a garage with double opening doors. (The library/study could also be converted back into a second garage if needed).

Overall the plot extends to 0.6 of an acre, backing and siding onto pasture which further enhances the sense of living in the countryside. The grounds are immaculately tended and feature an impressive selection of specimen trees with post and rail fencing allowing full aspects over the adjoining land.

SERVICES & OUTGOINGS

We understand that mains electricity, water and drainage are connected to the property. Oil fired central heating.

Council Tax: Somerset Council—Band G.

SITUATION

The property lies on the very edge of this highly sought-after South Somerset village , which includes facilities such as a public house, village hall, Church and primary school. There are superb walks to be enjoyed in the surrounding countryside and there is good road access to Yeovil, Crewkerne and the A303.

The world famous Jurassic Coast with its rugged coastline and appealing towns is to be found roughly 40 minutes to the south.

DIRECTIONS

What3words:///totally.roadmap.estimates

ADDITIONAL INFORMATION

Broadband: FTTC—Superfast broadband is available—highest available download speed 76 Mbps, highest available upload speed 15 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%). (GOV.UK)













VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

22 Princes Street, Yeovil, Somerset, BA20 1EQ

Email: residential.yeovil@gth.net

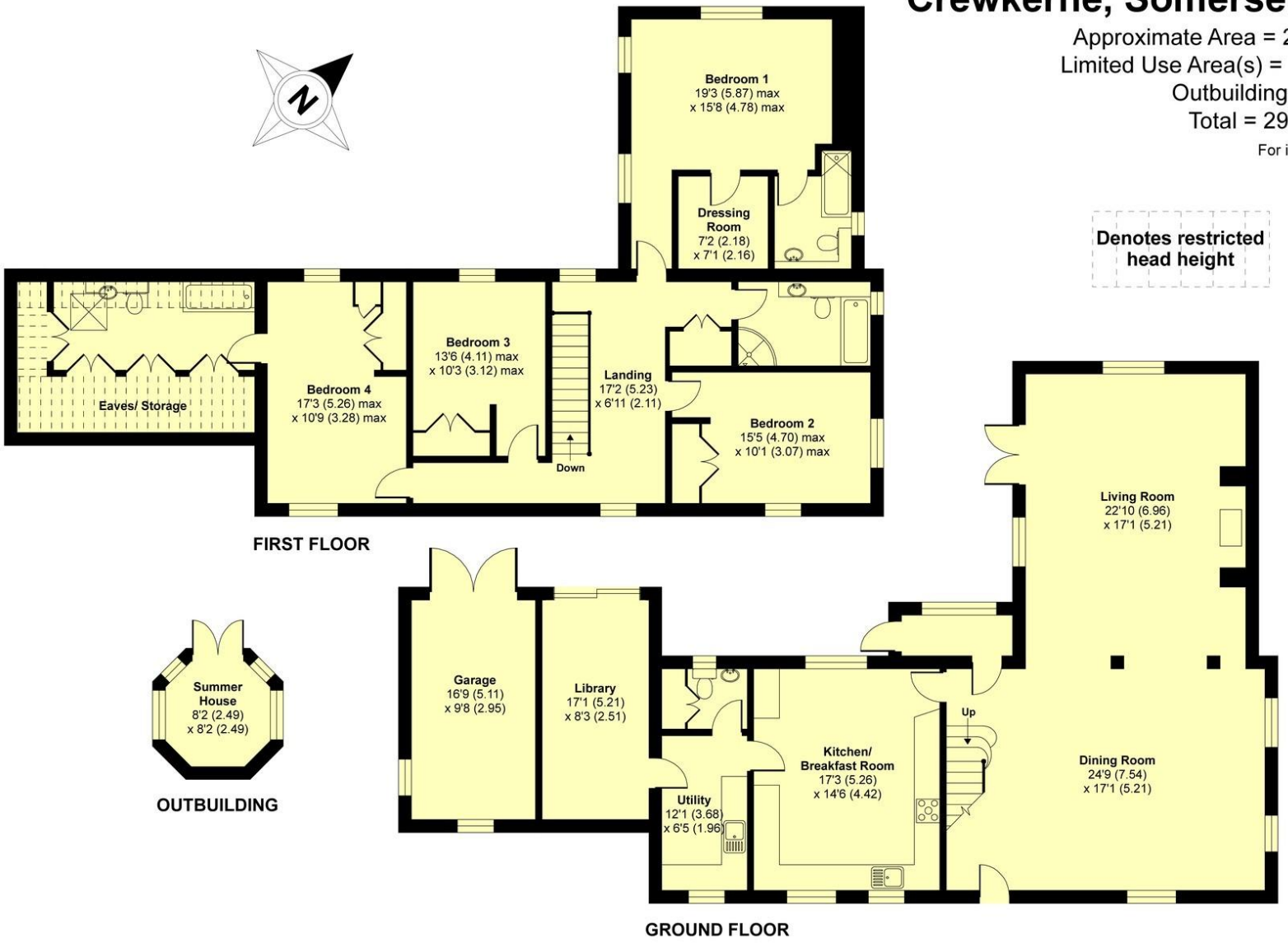
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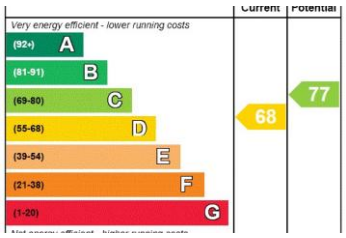
GREENSLADE TAYLOR HUNT

www.gth.net

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Approximate Area = 2799 sq ft / 260 sq m
Limited Use Area(s) = 134 sq ft / 12.4 sq m
Outbuilding = 59 sq ft / 5.5 sq m
Total = 2992 sq ft / 277.9 sq m
For identification only - Not to scale





RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.
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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








0.61 acres
0.25 ha
Hollowell
Hill House
Little
Banks
Deepwell
House
29.0m
GP
Heritage
Brooklands
Snaffle Bit
12.5
25
37.5
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