BACK LANE

gth

BOWER HINTON









Holly Tree Barn

Bower Hinton, Martock, Somerset
TA12 6LJ

2 | 4 | 2 | 85.4 sq m

A unique and stunning Grade II listed 4 bedroom barn conversion tucked away in the popular village of Bower Hinton. Garage and outbuildings.

Freehold Guide Price £650,000

DESCRIPTION

Dating back to 1819, Holly Tree Barn is a stunning barn conversion that effortlessly combines period charm with the comforts of modern living. Rich in character throughout, the property showcases an abundance of exposed beams, impressive original features and a striking fireplace, creating a warm and inviting home full of personality.

Tucked away in an elevated position and set back from Back Lane within the highly sought-after village of Bower Hinton, the property enjoys a wonderful sense of privacy while remaining conveniently located for local amenities and transport links. Offering ample parking together with a garage and a range of use outbuildings providing flexibility for a variety of uses, the property is accessed through large, impressive gates that open onto a driveway that runs alongside the property, leading to the entrance to this unique home.

Upon entering, you are welcomed into a characterful kitchen where the barn's heritage is immediately evident. Exposed ceiling beams and a front-facing window create a bright and inviting environment, while a range of wall and base units provide ample storage and workspace. There is generous space for range style gas cooker with extractor hood above, together with room for a dishwasher and American-style fridge freezer. A useful pantry offers further storage, and a hatch framed by a feature beam creates a connection with the adjoining dining area.

The dining room is a spacious room enjoying natural light from a front-facing window and the convenience of an additional entrance door from the front of the property. There is ample space for a large dining table, making the room ideal for family meals and entertaining alike. A staircase rises to the first floor, while a few steps lead through to the principal reception room. The living room is a beautifully presented space brimming with character. Exposed beams complement an attractive feature fireplace housing a wood-burning stove, creating a cosy focal point for the room. Side-facing windows allow natural light to filter through, while a door opening onto the garden provides an excellent connection to the outdoor space. Oak flooring extends through the living room and hallway, enhancing the quality and warmth of the accommodation.

The ground floor also offers three bedrooms, one of which is currently utilised as a playroom but would make an ideal home office or additional bedroom if required. The remaining bedrooms are generous double rooms overlooking the garden, each benefiting from useful built-in storage and ample space for furniture. Completing the ground floor is a spacious and contemporary family shower room, fitted with a large walk-in tiled shower, wash hand basin with vanity storage, WC and heated towel rail. A Velux window allows natural light to flood the room and contributes to its bright and modern feel.

The first floor is dedicated to an impressive principal bedroom suite. This substantial room is full of character, featuring exposed beams and an attractive feature window that draws in natural light. Built-in wardrobes provide excellent storage, creating a comfortable and practical retreat. The en suite bathroom has been beautifully appointed and features a freestanding roll-top bath with elegant claw feet, a separate walk-in shower, wash hand basin and WC. Character beams continue throughout the room, while a large window ensures plenty of natural light. A wall-mounted radiator and ample space for additional storage complete this luxurious and highly appealing suite.

OUTSIDE

Outside, the property continues to impress with its substantial driveway providing extensive parking, together with a garage and useful outbuildings that offer excellent storage or potential for a variety of purposes. The combination of historic charm, versatile accommodation and a desirable village setting makes Holly Tree Barn a truly exceptional home.

SERVICES & OUTGOINGS

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

Council Tax: Somerset Council—Band F.







SITUATION

Bower Hinton has its own hotel and pub and is about 1 mile from the centre of Martock which has a wide range of facilities including shops, library, chemist, doctors, dentists, optician, petrol station, The Old Dairy Café (which is lovely for breakfast and lunch) and Yandles (A timber and sawmill also selling tools and equipment and arts and crafts materials). Transport links are good as there is easy access to the A303/M3 and mainline railway stations at Yeovil Junction, Pen Mill, Taunton and Castle Cary.

DIRECTIONS

What3words:///masses.slogans.dwell

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast full fibre broadband is available—highest available download speed 1600 Mbps, highest available upload speed 115 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 (GOV.UK)







VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

22 Princes Street, Yeovil, Somerset, BA20 1EQ

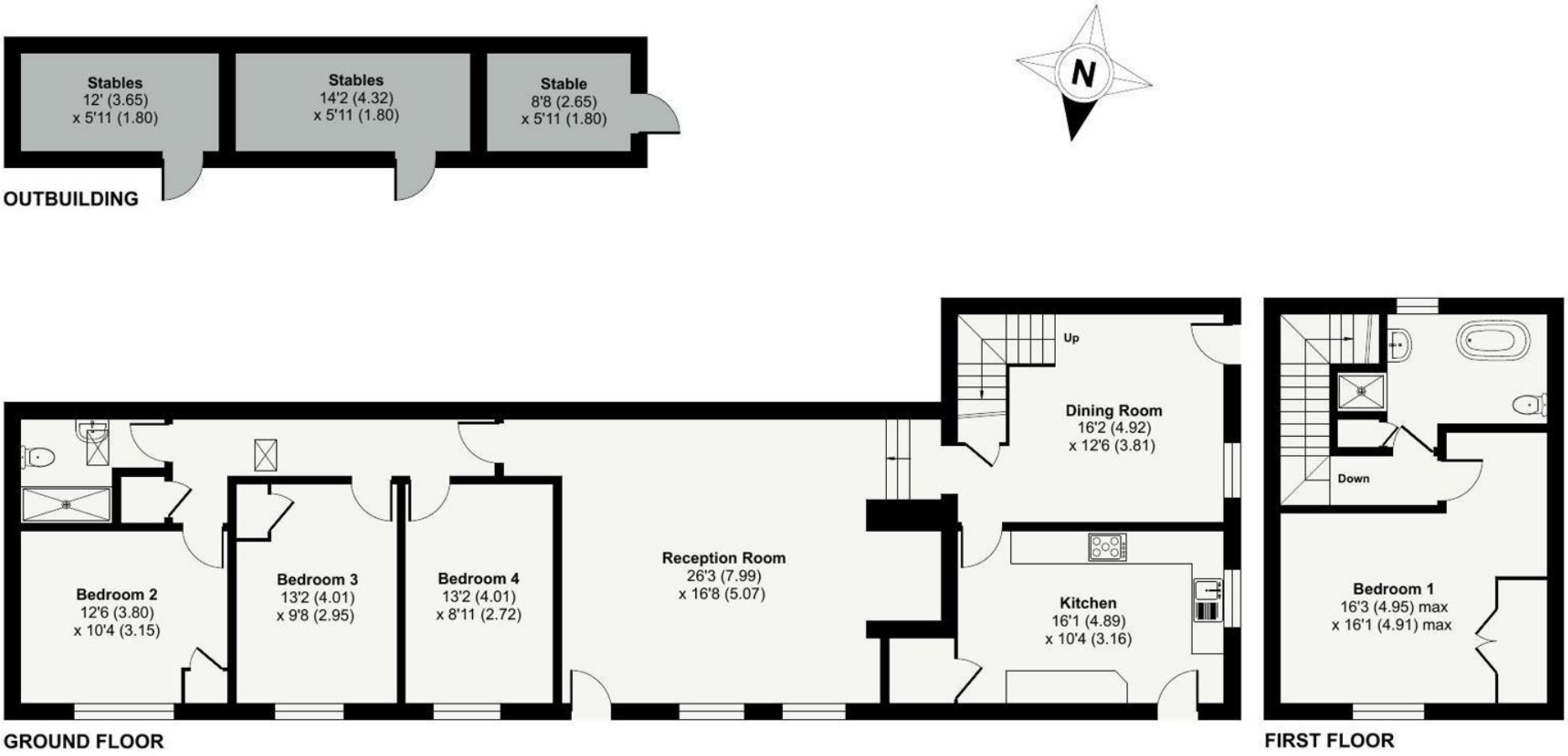
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Holly Tree Barn Bower Hinton, Martock, Somerset, TA12 6LJ

Approximate Area = 1713 sq ft / 159.1 sq m
Outbuildings = 206 sq ft / 19.1 sq m
Total = 1919 sq ft / 178.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1523876

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.






SEA LIFE



