



FOR SALE

Tyne Cottage, Hinton St. George, TA17 8SE

£475,000



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This Gorgeous Hamstone Georgian cottage in Hinton St. George would make a wonderful place to live.

The current owners have tastefully updated the property's interior, keeping it in line with the traditional exterior.

The space inside the cottage is stylish and filled with natural light.

This offers a perfect blend of historical charm and modern amenities, making this an appealing property for potential buyers.

£475,000



LOCATION

Hinton St George is a village of character in a conservation area of South Somerset. It is set in attractive surrounding undulating countryside and contains many fine stone built character properties. Amenities include a General Stores/Post Office, Church, Inn, a Primary School and local 'bus services. Crewkerne (Mainline Station - Waterloo) is three miles, Yeovil eleven miles, the Dorset Coast eighteen and the A303 trunk road connecting to the National Network within three miles.

Ground Floor

The entrance hall of the Gorgeous Hamstone Georgian cottage makes a strong impression with its impressive design. The front room catches the eye with a large window and a beautiful hamstone fireplace, creating a warm and inviting atmosphere.

Moving to the rear of the cottage, you'll find a spacious additional reception room that offers plenty of living space. Conveniently, this rear reception room opens to the back of the property, leading to a dining area, and then flowing to the kitchen.

This layout ensures easy access and a smooth flow between the living and dining areas, making it perfect for entertaining guests or spending quality family time together.

Moreover, there's a very useful WC on this floor, adding an extra layer of convenience and practicality to the cottage's design. This feature is particularly beneficial for residents and visitors alike, as it eliminates the need to go upstairs to use the bathroom.

Overall, the layout of the ground floor in the

cottage is well-thought-out and designed for comfort and functionality, creating a delightful living space for the occupants.

First Floor

There are two double bedrooms on the first floor along with the main bathroom which has recently been updated.

Top Floor

Self-contained bedroom and en-suite on the top floor, providing privacy and nice rear views.

Garden

Courtyard-style garden, offering a private and low-maintenance outdoor space. Ideal for those who prefer an easy-to-maintain garden. There is a 'right of foot access' over a path with gated front opening to the street providing easy access to the rear of the property.

Additional Information

The side gate provides a right of access to the rear garden space, the path is not owned by this property, however, you have 'foot right access'. There is gas fired central heating and hot water.

Directions

Take the A303 westbound towards Exeter. At the Lopenhead roundabout, turn left signposted Lopen. Continue through Lopen and before reaching Merriott turn right signposted Hinton St George. On entering Hinton St George, Tyne Cottage will be found a short distance on the right where the property is located close to the Poulett Arms restaurant.





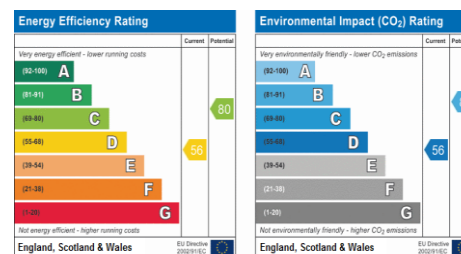
Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

97.83 m²

1053.04 ft²

Reduced headroom

3.03 m²

32.58 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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