



FOR SALE

Orchards Estates - Celebrating 10 years of helping you move



Merriott Road, Hinton St George, TA17 8SL

£800,000



ORCHARDS
ESTATES

Stunning period property forming part of a large country manor house and situated in the highly sought after village of Hinton St George. This immaculate property is a must see to appreciate the spacious and versatile accommodation it offers with the attention to detail in retaining many original features. On the ground floor is an inviting entrance hall with Blue Lias stone floor, a generous sitting room with large bay window looking out to the garden, a separate reception room (currently used as an office), a wonderful kitchen/breakfast room, master bedroom with shower room. As you continue down the hall you come to the annex. This comprises kitchen/diner, sitting room, bedroom and shower room. On the lower level of the main house you will also find a useful large hall/office, two further double bedrooms and a spacious bathroom. The beautifully maintained gardens are a delight and gated access lead you to the off road parking area for 4 cars.

£800,000



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.

Front Approach

Accessed via a shared driveway, there is off road parking for up to 4 cars and gated access to the front garden.

Entrance Hall

Door to front, stairs to lower level, Blue Lias stone flooring, half panelled walls, wall lights and traditional style radiator.

Inner Hall

Wood flooring, wall lights and doors to:

Study/Reception Room - 12' 7" x 13' 11" (3.842m x 4.248m)

Front aspect double glazed window with shutters, built in cupboard, feature fireplace, wood flooring and radiator.

Sitting Room - 23' 9" x 14' 0" (7.240m x 4.272m)

Front aspect double glazed bay window with wooden blinds/shutters, feature fireplace with log burner, door to side to garden room, wood flooring, half panelled walls and two traditional style radiators.

Garden Room - 7' 8" x 13' 6" (2.330m x 4.125m)

Front and side aspect double glazed windows, door to garden, door to sitting room and tiled flooring.

Kitchen/Breakfast Room - 13' 10" x 14' 0" (4.229m x 4.272m)

Two side aspect double glazed windows with shutters, fitted kitchen comprising a range of wall and base units with worktops over, island unit, double bowl ceramic sink, 5 ring gas hob, double electric oven, plumbing and space for dishwasher, space for American style fridge/freezer, feature fireplace, wood flooring and two radiators.

Inner Hall

With doors to Master Bedroom and Shower Room, Blue Lias stone flooring and range of fitted cupboards.

Bedroom One - 12' 5" x 11' 2" (3.780m x 3.405m)

Rear aspect double glazed window with shutters, two built in wardrobes, wall lights and radiator.

Shower Room - 4' 0" x 13' 9" (1.224m x 4.191m)

Side aspect double glazed window, walk in shower, two wall hung wash hand basins with vanity unit, WC, storage cupboard, tiled walls and tiled floor.

ANNEX

Kitchen/Diner - 18' 7" x 10' 2" (5.661m x 3.109m)

Door to side to garden, fitted kitchen comprising a range of base units with worktops over, one and a half bowl sink, gas hob, low level unit housing double oven and space for fridge/freezer.



Porch

This would have been the original main entrance to the whole property. Beautiful stone porch with windows to both sides and original door leading to the garden.

Inner Hall

Laid to carpet, wall lights and door to:

Sitting Room - 12' 1" x 9' 2" (3.680m x 2.800m)

Currently used as an annex sitting room, it could be used as an additional bedroom or large office space. Side aspect double glazed window with shutters, feature fireplace with electric fire and built in storage and shelving to alcoves, triple built in wardrobes, laid to carpet and radiator.

Bedroom - 12' 1" x 9' 2" (3.680m x 2.800m)

Rear aspect double glazed window, built in cupboard, laid to carpet and radiator.

Inner Hall

Rear aspect double glazed window, gas boiler, laid to carpet and radiator. There is a also a useful utility cupboard which has a rear aspect secondary glazed window, tiled floor and space/plumbing for washing machine.

Shower Room - 7' 1" x 3' 10" (2.155m x 1.170m)

Shower cubicle, wash hand basin with vanity unit, WC, fully tiled walls, tiled floor, extractor fan and chrome heated towel rail.

LOWER LEVEL

Hall/Office Area - 22' 6" x 10' 4" (6.866m x 3.160m)

Two storage cupboards, storage alcove and wood flooring.

Bedroom One - 13' 3" x 15' 5" (4.030m x 4.711m)

Rear aspect single glazed window, wood flooring and radiator.

Bedroom Two - 12' 1" x 12' 11" (3.681m x 3.935m)

Wood flooring, built in wardrobe and radiator.

Bathroom - 14' 8" x 8' 4" (4.463m x 2.537m)

Rear aspect single glazed window, roll top freestanding bath with mixer taps, walk in shower, wash hand basin with vanity table, WC with saniflo system, 4 built in storage cupboards, radiator and chrome heated towel rail.

Garden

The beautiful, landscaped gardens encompass this stunning property and are a real delight. From what would have been the original entrance, there is an attractive gravelled area with central fountain and planted borders of mature trees and shrubs, a patio seating area and to the side a large shed with power and lighting, as well as a useful outside tap. A gate to the side leads you to a large well kept lawn with a pretty archway to a further lawned area with stone built workshop. A gate leads to the driveway and off road parking area and on the other side a pathway to the bin store.

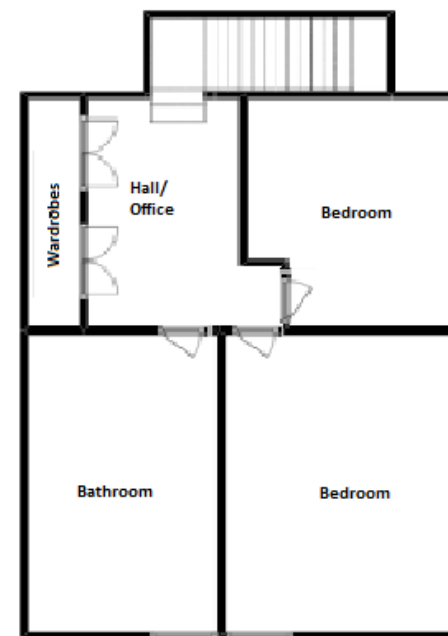
AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

Directions

Drive through the village of Merriott, then take the left hand turning signposted Hinton St George. Immediately upon entering the village the property can be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Leasehold Information - The Freehold of St Georges House makes up 3 leasehold apartments. The Freehold for this property and the entire house is retained by 2 of the property leaseholders under the company name of St Georges House Management Company Ltd. Each owner puts £20 per month into a voluntary fund.



01460 477977 or 01935 277977



www.orchardsestates.com



ORCHARDS
ESTATES

Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.