

Rolfe East



Bower Hinton, Martock, TA12

Offers In The Region Of £440,000

- NATURAL STONE PERIOD COTTAGE WITH A QUARTER OF AN ACRE.
- BEAMS, MULLION WINDOWS, WINDOW SEATS, LARGE OPEN FIREPLACE AND MORE.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- SHORT WALK TO EXCELLENT VILLAGE AMENITIES.
- GARAGE AND DRIVEWAY PARKING.
- LARGE DETACHED TIMBER CABIN IN GROUNDS - IDEAL FOR WORKING FROM HOME.
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND DRESSING AREA.
- STUNNING INTERNAL AND EXTERNAL PERIOD CHARACTER FEATURES.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- FOUR BEDROOMS IN TOTAL.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
<https://www.rolfe-east.com/>

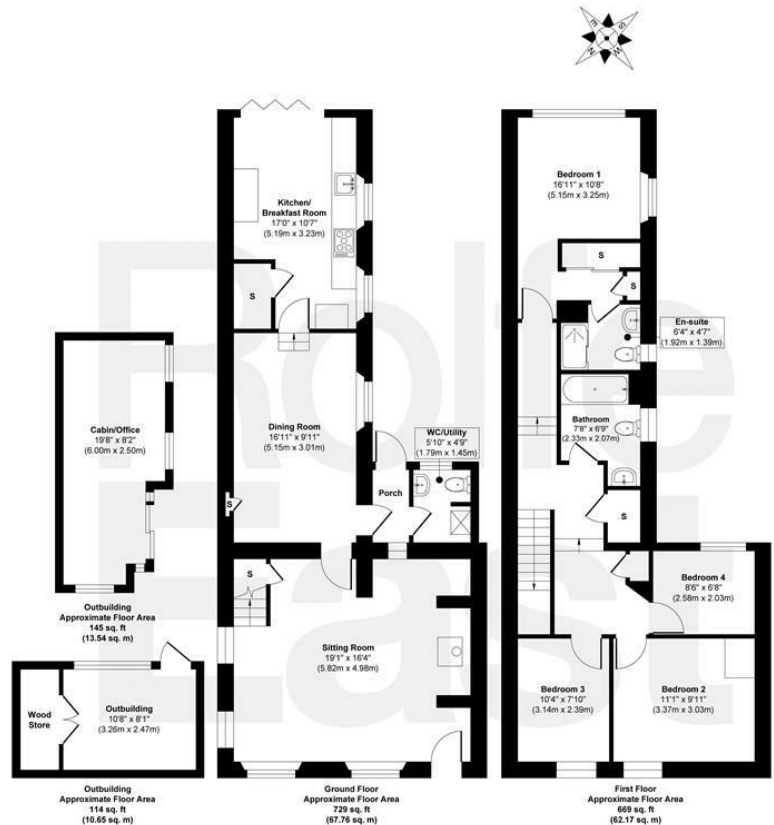


GARDENS AND PLOT EXTENDING TO OVER A QUARTER OF AN ACRE! GARAGE AND DRIVEWAY PARKING! '36 Bower Hinton' is a simply stunning, linked-detached, period stone, extended cottage nestled amongst other period, character properties in the pretty heart of the Somerset village of Bower Hinton. The cottage comes with rare driveway parking for one car leading to a single garage. The property boasts a surprisingly huge, level plot, beautiful cottage garden at the rear extending to over a quarter of an acre (0.27 acres approximately) with large timber cabin – ideal for working from home. It is only a very short walk to the excellent village centre amenities and nearby village pubs. However, there are countryside walks not far from the front door. The house is in excellent decorative order throughout, boasting much internal character including exposed beams, mullion windows, window seats and impressive Inglenook fireplace. However, the cottage is enviably free from the restrictions of Grade II listing. It benefits from mains gas fired radiator central heating. The well laid out accommodation comprises large sitting room, dining room, kitchen breakfast room with walk-in larder, rear lobby and utility room / ground floor WC. On the first floor, there is a landing area, master bedroom with dressing area and en-suite shower room, three further generous bedrooms and a family bathroom. Situated in the pretty village of Bower Hinton, close to the local village pub, farm shop, hotel/restaurant and Yandles Craft Centre, this beautiful, Hamstone built period cottage offers plenty of curb appeal and ticks the boxes for the ideal village lifestyle. The cottage is situated near the heart of the wider village of Martock, whose centre is renowned for its many period houses constructed of stone from the nearby Ham Hill. Martock is a large village with a thriving centre including Post Office, farm shop, three Pubs, doctors' and dental surgeries, butchers, farmers market, pharmacy, vets and more.

For wider requirements, the regional centre of Yeovil is easily accessible offering a wide range of shopping (including Marks & Spencers), recreational and business facilities. Other towns within easy driving distance include Sherborne and Crewkerne (both with Waitrose stores) and the county town of Taunton. Martock has a pre-school and primary school with local secondary schools at Stanchester Academy and Huish Episcopi Academy. Nearby private schools include Hazlegrove, Sherborne Prep School, Sherborne Schools, Leweston and Taunton School. The picturesque abbey town centre of Sherborne is only a short drive away with a coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. This beautiful property is perfect for those aspiring family buyers looking to settle in their ultimate Somerset village home, cash buyers from the South East and London and indulging in the 'race for space', the pied-a-terre market, rental / holiday rental market and much more. THIS LOVELY HOME MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.



Bower Hinton, Somerset, TA12



Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

C

Approx. Gross Internal Floor Area 1657 sq. ft / 154.03 sq. m (Including Outbuildings)
© Rolfe East Sherborne 2024. This plan is for layout guidance only. Floorplan not drawn to scale unless otherwise stated. Door and Window openings are approximate. Whilst every care is taken in preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property that may be reliant on them.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC