

Rolfe East



Hinton, BA22 8BA

Guide Price £925,000

- VERY PRETTY THATCHED DETACHED PERIOD GRADE II LISTED PROPERTY.
- PLOT, GARDENS AND PADDOCK EXTENDING TO JUST UNDER FOUR ACRES.
- BREATH-TAKING COUNTRYSIDE VIEWS AND RIVERSIDE WALKS FROM THE DOOR.
- DETACHED ONE BEDROOM ANNEX WITH SOLAR PANELS AND UNDER FLOOR HEATING.
- BEAUTIFULLY RESTORED AND PRESENTED ACCOMMODATION - 3018 SQUARE FEET.
- OIL FIRED CENTRAL HEATING PLUS SOLAR PANELS.
- DRIVEWAY PARKING FOR TEN CARS OR MORE.
- INGLENOOK FIREPLACE, EXPOSED BEAMS, FLAGSTONE FLOORS, WINDOW SEATS ETC.
- COUNTRYSIDE AND COUNTRY LANE WALKS FROM THE FRONT DOOR.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.

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Green Close Farm , Hinton BA22 8BA

FOUR ACRES! 'Green Close Farm' is a very pretty, thatched, Grade II listed, period, double-fronted, detached cottage (3018 square feet) situated in an idyllic, hamlet location enjoying rural tranquillity, a pretty riverside scene and countryside views. The house stands in approximately four acres of level plot, superb gardens and paddock land. There is a private driveway approach providing off road parking for ten or more cars. The house comes with a detached, natural stone barn conversion / annexe that has been used as a holiday let but would be ideal for multigenerational living or work-from-home space. The accommodation in the annexe comprises entrance reception, open-plan sitting room / kitchen, double bedroom and en-suite shower room. The main cottage has been beautifully and sympathetically finished, retaining many original features including an inglenook fireplace, exposed beams, flagstone floors and window seats. It is heated via oil-fired radiator central heating and also benefits from some double glazing and secondary glazing. The flexible accommodation is well arranged, boasting an excellent level of natural light from a sunny south westerly aspect at the rear. It comprises entrance reception hall, sitting room, dining room, farmhouse kitchen / breakfast room, larder, rear lobby, utility room, office / ground floor double bedroom four and a ground floor WC / shower room. On the first floor, there is a landing area, master double bedroom with en-suite bathroom, two further generous double bedrooms and a family shower room. The property has countryside or riverside walks from the front door – ideal as you do not need to put the children or the dogs in the car! It is a short drive to the stunning, historic town centre of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous schools. THIS EXQUISITE HOME MUST BE VIEWED INTERNALLY.



Council Tax Band: E



Sherborne 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. It is also a short drive to the mainline railway stations in Sherborne and Castle Cary, making London Waterloo directly in just over two hours.

Paved pathway to storm porch with outside light. Double glazed and front door leads to

ENTRANCE VESTIBULE: 9' maximum x 6'1 maximum. Engineered oak floor. Oak latch door from entrance vestibule leads to

GROUND FLOOR SHOWER ROOM / WC: 8' maximum x 7'8 maximum. A fitted low-level WC, ceramic wash basin in worksurface with cupboards under, glazed shower cubicle with wall mounted mains shower, tiled surrounds, radiator, timber effect flooring, window to the front. Door leads to shelved linen cupboard, shelved recess.

Multi-pane glazed double doors and side light leads from the entrance vestibule to the

ENTRANCE RECEPTION HALL: 19'1 maximum x 9'1 maximum. A useful greeting area providing a heart to the home, engineered oak flooring, multi-pane glazed door to the rear, staircase rises to the first floor, exposed beams, radiator. Oak latch door leads to understairs storage cupboard space. Doors lead off the entrance reception hall to the main rooms.

DINING ROOM: 18'6 maximum x 18'6 maximum. A beautifully proportioned dining room able to accommodate large dining room table, multi-pane window to the rear enjoying countryside views and views across the rear garden, large Inglenook fireplace with exposed stone, bread oven feature, flagstone hearth, cast iron log burning stove, flagstone floor, window seat, telephone point, radiator.

Oak latch door from the dining room leads to

OFFICE / SNUG: 12'11 maximum x 7'11 maximum. Enjoying a light dual aspect with multi-pane windows to the front and side, fitted plantation shutters, radiator. Multi-pane glazed door from the dining room leads to the

DRAWING ROOM: 18'4 maximum x 17'1 maximum. A wonderful main reception room enjoying a light dual aspect with two multi-pane windows to the rear overlooking the rear garden enjoying countryside views, window seats, multi-pane window to the side, carved Ham stone feature fire surround and hearth with cast iron log burning stove, engineered oak floor, two radiators, exposed beams, two shelved alcoves.

KITCHEN BREAKFAST ROOM: 16'2 maximum x 16'1 maximum. A fantastic open-plan living space boasting a light dual aspect with large multi-pane window to the rear overlooking the rear garden enjoying countryside views, multi-pane window to the side, feature fireplace recess housing four oven oil fired Aga, tiled splash back, a range of bespoke hand painted period-style kitchen units comprising tiled worksurface and surrounds, a range of drawers and cupboards under, inset ceramic one and a half sink bowl and drainer unit with mixer tap over, feature terracotta floor tiles, exposed beams and natural stone elevations, inset ceiling lighting, window seat, cupboard houses space and plumbing for dishwasher, recess provides space for electric

oven.

Oak stable door leads to

SIDE LOBBY: 6'3 maximum x 3'7 maximum. Glazed and panel door to the front. Folding panel door leads to

WALK-IN LARDER: 7'11 maximum x 3'7 maximum. Window to the front, terracotta floor tiles, space for upright fridge freezer, wall mounted shelving.

Oak latch door leads from the side lobby to the

UTILITY ROOM: 8'5 maximum x 8' maximum. A range of Shaker-style kitchen units with solid oak worksurface, inset stainless steel sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, space and plumbing for washing machine and tumble dryer, a range of matching wall mounted cupboards, terracotta floor tiles, window to the front, chrome heated towel rail, cupboard houses oil fired central heating boiler.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 38' maximum x 4' maximum. A generous landing area, two windows to the front, exposed beams. Door leads to shelved linen cupboard. Oak latch doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 16'8 maximum x 16'5 maximum. A simply huge main double bedroom, multi-pane window to the rear enjoys countryside views, radiator, extensive fitted wardrobe cupboard space, dressing area. Oak latch door leads to

EN-SUITE BATHROOM: 12'6 maximum x 9'5 maximum. A period-style white suite comprising low level WC, pedestal wash basin, free standing roll-top bath on ball-and-claw feet, mixer tap over, double sized glazed shower cubicle with wall mounted mains shower over, exposed beams, tiled walls and floor, chrome heated towel rail, extractor fan, wall mounted electric heater, window to the rear enjoying countryside views.

BEDROOM TWO: 18'3 maximum x 13' maximum. A second generous double bedroom enjoying a light dual aspect with window to the side and rear boasting countryside views, radiator, exposed beams.

BEDROOM THREE: 12'2 maximum x 12'11 maximum. A third generous double bedroom, multi-pane window to the rear enjoys countryside views, exposed beams, radiator, fitted wardrobe cupboard space.

FAMILY BATHROOM: 8'1 maximum x 8'11 maximum. A modern white suite comprising low level WC, pedestal wash basin, double sized glazed shower cubicle with wall mounted mains shower over, window to the front, heated towel rail, tiled walls and floor, wall mounted electric heater.

OUTSIDE:

The property stands in exquisite gardens and land extending to approximately four acres. There is a front garden giving a depth of 42' and laid to level lawn, enclosed by walls and mature hedges. Pathway leads to the front door with outside light.

Lawned garden continues to the side of the property it boasts a variety of flowerbeds and borders. Timber garden gates on both sides of the property leads to the

MAIN REAR GARDEN: The rear garden is particularly pretty and laid to lawn. It enjoys a sunny south facing aspect and countryside views plus views to the pretty parish church, enjoying a selection of mature trees, plants and shrubs. Stone paved patio seating area, outside lighting, well feature, outdoor kitchen area and BBQ.

Double timber five bar gates give vehicular access to a private driveway providing extensive driveway parking for 10 cars or more plus turning bay. Further lawned garden, further timber five bar gates gives access to parking area for the annexe, EV charging point, outside lighting.

STABLE COTTAGE - DETACHED ANNEX: With solar panels, electric under floor heating and hardwood double glazing. Hardwood double glazed front door leads to

ENTRANCE HALL: 10'1 maximum x 5'7 maximum. Fitted cupboard, hardwood window to the side. Oak latch doors lead off to the main rooms.

OPEN-PLAN SITTING ROOM / KITCHEN: 17'5 maximum x 16'2 maximum. A fantastic open-plan room enjoying a light triple aspect with hardwood double glazed windows to both sides and rear, hardwood double glazed French doors open onto the rear boasting extensive countryside views, double glazed Velux ceiling window to the side. This room is split into two areas.

Sitting room area - TV point.

Kitchen area - A range of Shaker-style kitchen units comprising oak worksurface and surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, breakfast bar, a range of drawers and cupboards under, integrated slimline dishwasher, space and plumbing for washing machine, inset electric hob with stainless steel electric oven under, integrated fridge and freezer, extractor fan.

BEDROOM: 12'2 maximum x 15'11 maximum. A generous double bedroom enjoying a light dual aspect with hardwood double glazed windows to the side and front. Oak latch door leads to

EN-SUITE SHOWER ROOM: 7'4 maximum x 9'11 maximum. A white suite comprising low level WC, wash basin in washstand, tiled splash back, walk-in double-sized shower cubicle with wall mounted mains shower over, tiling to splash prone areas, tiled floor, double glazed Velux ceiling window to the side, extractor fan, illuminated wall mounted mirror, shaver point.

Timber gate gives access to bridge leading to paddock.

PADDOCK: An island paddock enjoying a pretty riverside scene with fishing rights and a backdrop of countryside views and views to the pretty village of Mudford and Parish church.

Please note: There is a public footpath that runs down the side of the property and across the paddock.





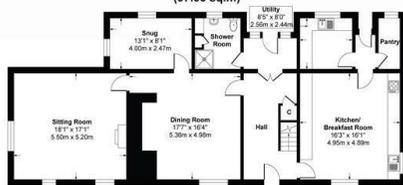
Hinton, Mudford, Somerset, BA22



Annexe
Approximate Floor Area
583 sq.ft
(54.10 sq.m)

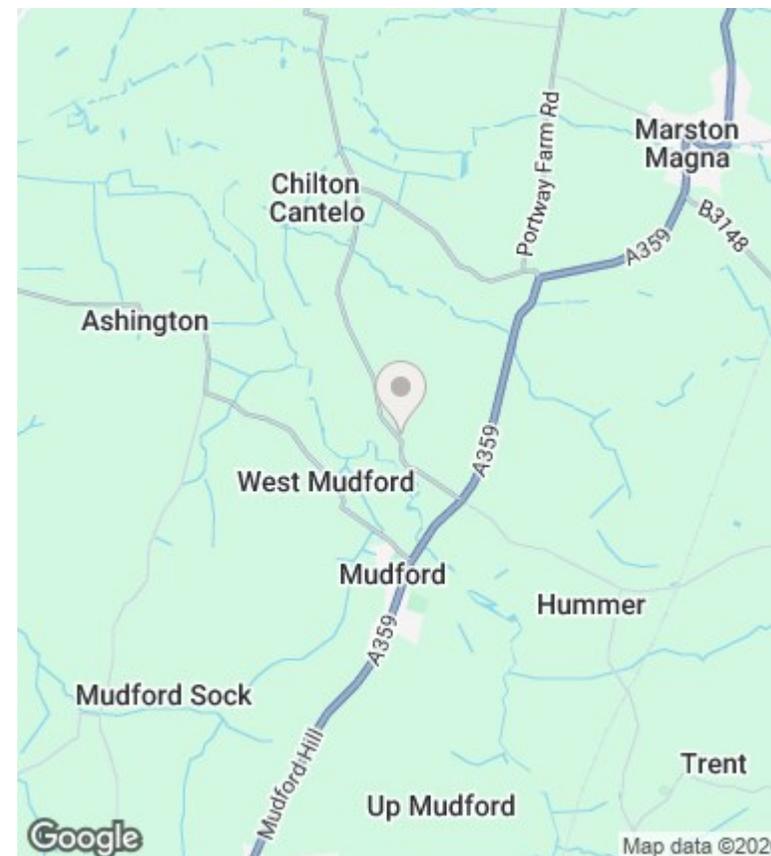


First Floor
Approximate Floor Area
1,048 sq.ft
(97.33 sq.m)



Ground Floor
Approximate Floor Area
1,387 sq.ft
(128.87 sq.m)

Approximate Gross Internal Floor Area 3,018 sq. ft / 280.30 sq. m
© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. If the every care is taken in the 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.



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	