



**FOR SALE**

The Nest, Higher Street, Bower Hinton, TA12 6LT

£325,000



**ORCHARDS**  
ESTATES



An Exceptional Grade II Listed Period Home in the Heart of Bower Hinton.

This charming Grade II listed residence is brimming with character and original features, perfectly positioned in the highly sought-after village of Bower Hinton.

The property offers generous and well-appointed accommodation throughout.

On the ground floor, you are welcomed by an inviting entrance hall leading to two elegant reception rooms and a stylish, modern fitted kitchen.

Ascend the impressive original staircase to a split-level landing, where you'll find a family bathroom on one side and three spacious double bedrooms on the other.

Externally, the home boasts a delightful private walled garden, a versatile separate office ideal for remote working, and the convenience of an additional outside toilet.

£325,000



## LOCATION

Bower Hinton is situated in attractive surrounding countryside and offers a wide range of amenities close by including a variety of shops, post office, Inns, dentist, doctors and veterinary surgery, chemist and churches along with bus services to neighbouring towns and villages.

The town contains a number of interesting character properties and buildings of historic interest.

Yeovil lies approximately 8 miles distance (main line station to Waterloo), Crewkerne 8 miles, with Waitrose supermarket.

The A303 lies approximately 1 mile away and the county town of Taunton with the M5 motorway and main line station to Paddington is approximately 20 miles.

### Approach

Elevated in a commanding position above the road, the property is approached via a series of steps set within an attractive hamstone frontage.

A charming **storm porch** shelters the entrance, where double doors open into a shared foyer, creating a welcoming first impression.

### Ground Floor Living

The property's interior impresses with soaring ceilings and beautifully preserved original floor tiles, creating a sense of timeless elegance.

The inner hallway, arranged in two parts, features modern wood-effect laminate flooring, a radiator, and doors to the living areas, with a further door opening to the striking original staircase.

The **dining room** offers a front-aspect sash window with wood shutters and a Hamstone corner fireplace, while the **sitting room** enjoys a large rear-aspect window and another Hamstone fireplace.

The **kitchen/breakfast room** overlooks the raised garden and includes a range of units, composite sink, integrated appliances—induction hob, extractor, two ovens, two microwaves, dishwasher—and space for a

fridge/freezer. Finished with vinyl flooring and a breakfast bar, it also provides access to a **utility area**, additional storage, and a stable door leading to the garden.

### First Floor Living

The landing is a bright and welcoming space, enhanced by a large rear-aspect single-glazed window and laid to carpet, with doors leading to the bedrooms and bathroom.

**Bedroom One** enjoys a front-aspect sash window with elevated views, fitted carpet, and a radiator.

**Bedroom Two** features a rear-aspect window, while **Bedroom Three** offers a front-aspect sash window; both are carpeted and include radiators.

The **family bathroom** comprises a rear-aspect window, bath with shower over, pedestal wash basin, WC, tiled walls, and vinyl flooring.

Additional features include an airing cupboard and a chrome heated towel rail, adding practicality and style.

### Front Garden

The front area is predominantly laid to gravel, complemented by a shared pathway and steps leading to the main entrance of the house.

### Outside Office

A separate office area, accessed from the rear garden, provides a private and versatile space ideal for a home office or creative studio. It features a built-in desk, shelving, power and lighting, and is finished with carpet for comfort.

### Rear Garden and Outside Toilet

The garden begins with a paved patio area, complete with gate and steps leading up to a lawn bordered by mature planting, an apple tree, and two useful sheds.

The space is fully enclosed by a combination of walling and fencing and benefits from an outside light, tap, and power supply.

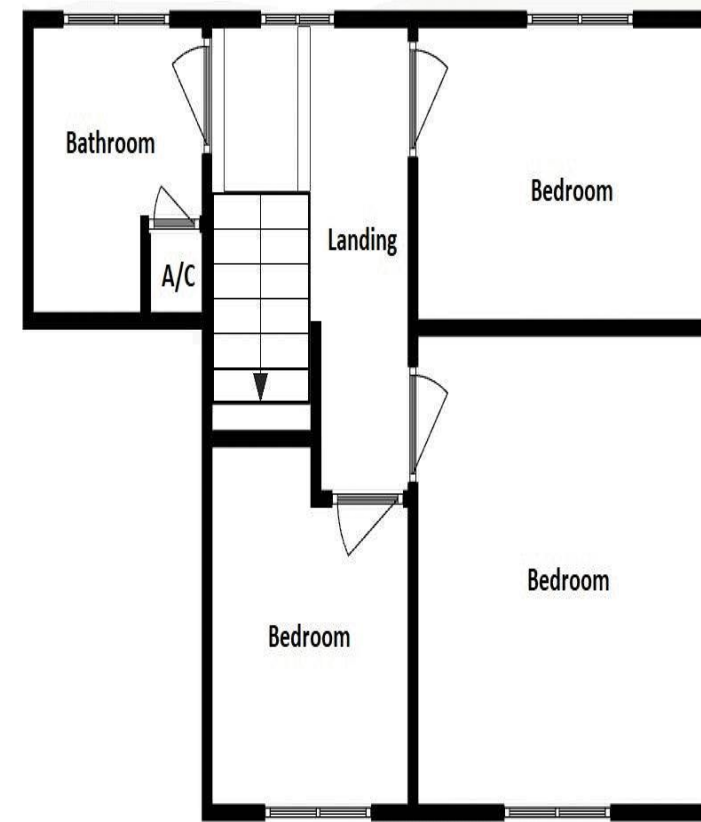
Situated at the lower garden level, behind the kitchen, is a practical outside WC featuring a side-aspect single-glazed window, wash hand basin, and toilet.





### Material Information

- Freehold
- Grade II - including house and front wall Built in the late 18th Century and extended early 19th Century with a local Hamstone ashlar facade
- The property forms part of the main House which has been divided into two separate residences who share the front door access
- The first-floor bathroom occupies a section above the neighbouring property below and forms part of what is known as a 'flying freehold'
- Shared Access - Front entrance foyer
- Services - Mains electric, gas, water and drainage
- Updates - New roof 2019, Electrics and Radiators
- Loft - No loft
- Open Fires - (2 x) Not recently swept, as not used
- Combi Boiler - 5 years old and we are reliably informed that it is regularly serviced
- Broadband - Ofcom - Ultrafast available - 1000mbps
- Flood Zone 1 - Low risk of flooding from rivers and sea



01460 477977 or 01935 277977



[www.orchardsestates.com](http://www.orchardsestates.com)



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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.

Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR