



FOR SALE

56 South Street, Hinton St. George, TA17 8SW

£325,000



ORCHARDS
ESTATES

Postcard period cottage in the handsome village of Hinton St George which offers a sympathetically updated interior, beautiful aged hamstone exterior and timber lined front porch all adding to the delightful kerbside appeal of this charming and comfortable property.

Offering a delightful blend of historic charm and modern comfort, making this a must-see for any potential buyers.

The village of Hinton St George is a sought-after location, and this cottage's unique features are sure to catch the eye of discerning buyers.

£325,000



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 Store/Post Office, Church, Exceptional Pub/Restaurant, 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.

Approach

Upon arriving, you're welcomed to this home with the beautiful aged hamstone exterior set under a thatched roof which has undergone recent updating. The wooden entrance door with lead lined windows to the front provides access under the timber front storm porch.

Ground Floor

You enter to the spacious sitting room with the impressive and imposing inglenook fireplace built from local Hamstone and red brick with recently installed gas stove which provides a focus for the room as well as a practical feature. Exposed beams in the ceiling and updated flooring create a light and airy, yet authentic atmosphere. The galley kitchen is practical and has a good level of natural light with plenty of storage and functionality as well as some nice touches which once again lend a sense of authenticity. An internal rear hallway leads to the downstairs WC with ample space allowing the current owner to add plumbing and space for a dish washer, washing machine and freezer. This hallway also grants access to the rear garden.

First Floor

Moving upstairs the floors have recently been re-carpeted, you'll find a spacious main bedroom, a second double bedroom, and a full bathroom suite.

Garden

This is a very private, low-maintenance patio garden, surrounded by high walls and fencing with raised borders on 2 levels. There's a side gate providing access across a neighbouring garden to the road and a storage shed housing the gas boiler.

Material Information

- Freehold Property, built c. 1700s
- Thatch was last replaced approx 10 years ago, the ridge has been updated in 2024 and parts of the main thatch re-patched
- The current owner has installed a Gas Fired Stove which replaced the original wood-burner, this means there is no naked flame and therefore insurance for this property is more accessible and also in line with a standard property in terms of cost
- For insurance purposes, the current owner has the electrics checked every 3 years and the gas boiler every year. Both are in the process of being carried out as we go to market, therefore, the property will be provided with new, up to date certificates
- There is mains Gas, Electric, Drainage and Water connected to the property
- The current owner pays approx £100 per month for gas and electricity
- You have a right of way across a neighbouring garden which provides access to a path leading to the road.
- There is no right of way across your property
- The property is set within the Hinton St. George Conservation Area.
- The majority of the property has been double glazed with timber windows
- We have been advised by the vendor that the rear garden wall is deemed as shared responsibility with the neighbour behind
- Flood Zone 1: Low Risk
- OFCOM: Superfast Broadband up to 80Mbps



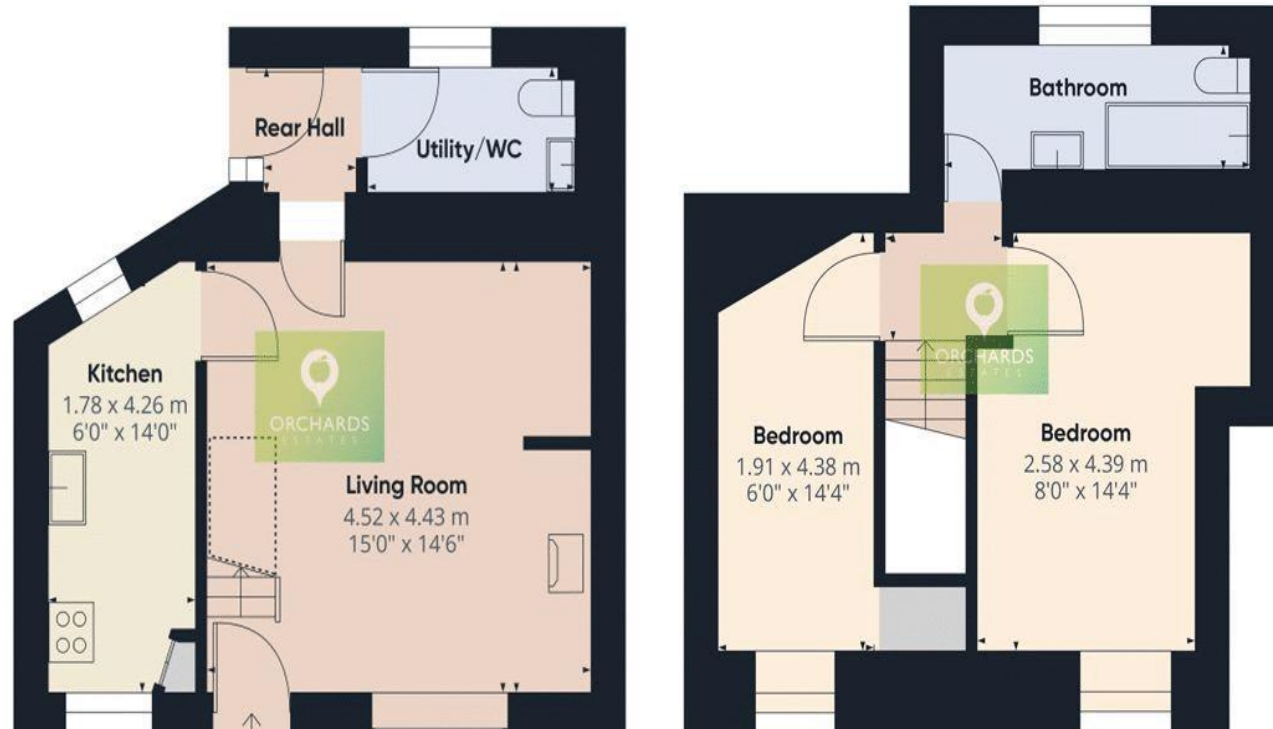
Directions

Using the Village Community Shop or Lord Poulett Arms as your starting point, walk East along High Street and turn right into South Street. Proceed down the gentle slope for about 1 minute and the property will be on your right hand side.

<https://w3w.co/travel.height.sling>

<https://maps.app.goo.gl/61LWMcUCHfZQLL3Z6>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area*

62.43 m²
671.99 ft²

Reduced headroom

1.24 m²
13.35 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.

GIRAFFE360



01460 477977 or 01935 277977



www.orchardsestates.com



ORCHARD'S
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.