

Hinton

Mudford, BA22 8BA

COOPER
AND
TANNER



£995,000 Freehold

An enchanting four bedroom detached house with an additional self contained annexe accommodation with plenty of parking and approximately 4 acres of land

Hinton Mudford BA22 8BA

 5  3  4 EPC E

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DESCRIPTION

Located in the rural hamlet of Hinton outside Mudford, this enchanting Grade II listed thatched house provides its owners with a unique mix of period character with modern qualities throughout. The main house has four bedrooms and is set within 4 acres of gardens, grounds and paddock.

As you approach the property, parking is to the front. You are greeted by an archetypal thatched home, the thatch having recently been maintained by the current owners, which helps preserve the property's traditional countryside architecture. The exterior of the house is adorned with period features and beautiful stonework, offering a glimpse into the rich history of this charming property.

Upon entering the main house via the front door, you are welcomed by a spacious and inviting hallway that leads to the primary reception rooms. The large living room, featuring exposed beams and a wood burning stove, is the perfect space for cosy family gatherings. Adjacent to this, a formal dining room provides an elegant setting for entertaining guests, complete with ample natural light streaming through the windows.

The heart of the home is undoubtedly the country-style kitchen, that presents a rustic charm thanks to its bespoke cabinetry, Belfast sink and Aga cooker, it is both functional and stylish. A breakfast area within the kitchen offers the perfect spot for casual meals, overlooking the expansive rear garden.

The ground floor also features a versatile study/snug or additional bedroom space. Upstairs, the property has three generously sized bedrooms, each with its own unique character and charm. The master bedroom includes an en-suite bathroom with stunning views over the surrounding countryside. Additional bedrooms are well-proportioned and share access to a well-appointed family bathroom on the first floor.

Beyond the main house, the property includes a self-contained annexe that offers additional living accommodation. This separate dwelling features an open-plan living area with a modern kitchen, a comfortable double bedroom, and a stylish bathroom. Ideal for guests, extended family, or as a potential rental opportunity, the annexe provides flexibility and added value to this exceptional property. It has the added benefit of an EV charging point, solar panels and underfloor heating throughout.

The extensive grounds surrounding the property offer over three acres of beautifully maintained gardens, mature trees and island paddock with fishing rights on it. The land provides endless possibilities for outdoor activities, gardening enthusiasts, or simply enjoying the the countryside. There is ample parking available, ensuring convenience for residents and visitors alike.

Located in the sought-after village of Mudford, this property enjoys the best of both worlds - a peaceful rural setting with easy access to local amenities and transport links. Mudford is renowned for its community spirit, charming local pubs, and proximity to the town of Yeovil, which offers a range of shopping, dining, and recreational facilities. The property is close to good schools and colleges including Hazelgrove, Millfield and Sherborne Prep, Boys and Girls Schools. It is also local to the following towns of

Yeovil (2 miles) , Sherborne (5 miles) , Castle Cary (12 miles) & the A303 (5 miles)

This lovely family home is truly one not to be missed. It offers a rare opportunity to own a piece of Somerset's rich heritage. Whether you are seeking a tranquil country retreat or a versatile family home, this Grade II listed thatched house is sure to exceed your expectations.

AGENTS NOTES

A public footpath runs from Hinton Road along the driveway and crossing the paddock to the weir at the southernmost corner. A new bridge at an alternative location is being proposed within the next two to four years as the Iron bridge over the weir had to be removed as it could not take the support, the footpath to this point is currently closed by order of Somerset Council.

The blue outline indicates gardeners cottage which is available via separate negotiations, the red outline indicates everything inclusive of this asking price.

TENURE

Freehold

COUNCIL TAX BAND

E

EPC

The Stables - C

Main Residence - E





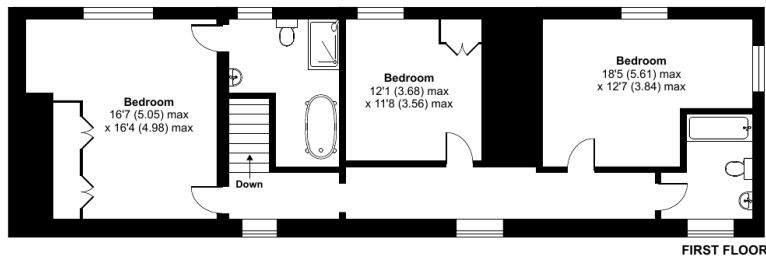
Green Close Farm, Hinton, Mudford, Yeovil, BA22

Approximate Area = 2543 sq ft / 236.2 sq m

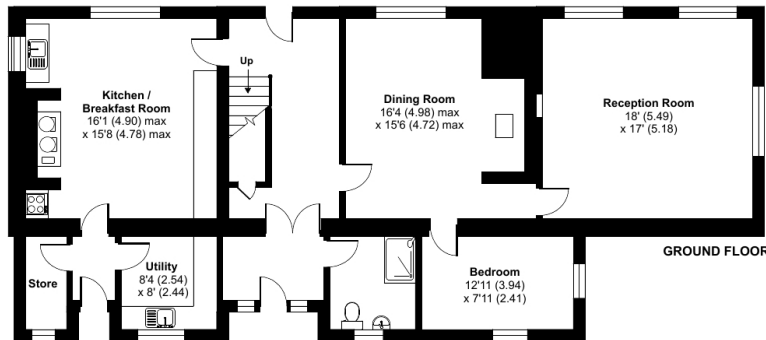
The Stable = 597 sq ft / 55.4 sq m

Total = 3140 sq ft / 291.7 sq m

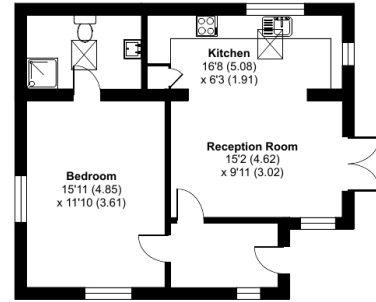
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



THE STABLE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1153968

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