





A beautifully presented Georgian village house with lovely views & extensive secondary accommodation.



Situation

Phoenix House is situated in a delightful setting off a peaceful village lane and backs onto open countryside on the edge of the small, pretty village of Hinton St. George. The village is a thriving community with a church, village shop/post office, an award-winning pub (Lord Poulett Arms), hall and primary school. On the other side of Lopen (2.2 miles) is a local farm shop (The Trading Post) selling organic and local produce. For wider requirements the towns of Crewkerne (3.6 miles) and Ilminster (5 miles) both have a wide range of shops and local businesses. Crewkerne also has a Waitrose, a weekly country market and a monthly farmer's market, together with a direct train service to Waterloo (2 hours 26 minutes fastest). The regional centre of Yeovil (11.9 miles) with its retail parks is also within easy driving distance. For air travel both Exeter and Bristol airports are within an hour's drive. The choice of local schools is excellent both from the state and independent sectors. Nearby independent schools include Perrott Hill, the Sherborne schools, Hazlegrove, Bryanston and King's College Taunton.

A303 3.1 miles, Crewkerne 3.6 miles, Crewkerne station 4.6 miles (Waterloo 2 hours 26 minutes), Ilminster 5 miles, Yeovil 11.9 miles, Taunton/M5 (J25) 18 miles. (Distances and time approximate).







Phoenix House

Thought to date from the mid-Georgian period and unlisted, Phoenix House is a classically handsome country house built of local Ham stone with a Welsh slate roof. The property has been completely renovated to a high standard with some internal re-modelling to best incorporate the large kitchen/ breakfast room, self-contained guest guarters/annexe, oakframed pool house and integral garaging behind the original house. It is beautifully presented both inside and out and has a light, contemporary feeling designed to maximise the available natural light.

The accommodation is arranged around a charming rectangular cobbled courtyard with the original part of the house forming one side and incorporating the library with open fireplace, dining room and the entrance hall with the elegant sweeping staircase to the first floor. Facing the garden and lovely view beyond are the sitting room with its vaulted ceiling and the kitchen/breakfast room. Both rooms have three sets of French windows which enable the house to be opened out into the garden in fine weather and provide a perfect setting for entertaining. Beyond the kitchen is a passage which looks out onto the courtyard and leads to the laundry room, study and the oak-framed pool house, which contains a heated infinity pool looking out towards the view through a glazed wall, gym and changing/shower facilities. On the other side of the courtyard are the self-contained integrated guest guarters/annexe providing two double bedrooms with en suite shower rooms. Along the fourth side of the courtyard is a raised and covered verandah. Behind the verandah are the double carport and workshop, which open onto a walled courtyard with vehicular access.

The first floor of the original part of the house accommodates the principal bedroom, which has a fine panoramic view of the surrounding countryside and has an en suite shower room and dressing room, a further double bedroom and adjacent shower room.

Phoenix House





























Approximate Gross Internal Floor Area Phoenix House: 456 sq m / 4,908 sq ft Detached Garage: 40.5 sq m / 436 sq ft Outbuildings: 47.2 sq m / 508 sq ft



Gas House: 241.7 sq m / 2,602 sq ft (Including attached garage) Total: 785.4 sq m / 8,454 sq ft (Excluding Carport / Void)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.







Gas House

Set well back and behind the main house is Gas House, which has its own parking area, double garage and private garden. It is built in a Georgian style and blends in well with the setting of the main house and comprises two reception rooms, farmhouse-style kitchen with AGA and conservatory, three double bedrooms one with an en suite bathroom and shower room.





Gas House















Outbuildings & Garden

The house is approached off a quiet village lane through entrance gates to a gravelled courtyard parking area at the front of the house, with a double garage to one side. Privacy is afforded by high stone walling and mature Foxglove trees. With a terrace fringing the house, the formal garden extends out from one side of the house with unspoilt open countryside beyond. It consists of a shaped lawn fringed with deep, mature herbaceous borders richly planted with flowering perennials, roses and flowering shrubs. There are several mature trees including a central walnut tree, a circle of Paper Birch trees planted around a knot garden and an avenue of Foxglove trees leading past the summerhouse to an ornate greenhouse and the lily pond. To one side is a small area of kitchen garden. In all about 1.118 acres (0.45 hectare).







Tenure

Freehold

Local Authority & Council Tax Band

South Somerset District Council (www.southsomerset.gov.uk).

Phoenix House Tax Band: G.

Gas House Tax Band: G.

Services

Mains water, electricity, drainage & gas. Gas-fired central heating & AGA. Both properties are supplied separately & independently metered.

Directions (Postcode TAI7 8RX)

From the Hayes End roundabout on the A303 take the turn-off to Ilminster. Travel for just under 2 miles to the next roundabout and take the first turn-off, signed to Lopen. Continue down the hill into Lopen and after 0.75 mile turn right on Lopen Road to Hinton St. George. On the edge of the village turn left onto South Street and continue over the crossroads. After about 200 yards turn right onto Gas Lane. The property will be found on the left after a further 200 yards.

Knight Frank 15 Cheap Street Sherborne, DT9 3PU knightfrank.co.uk I would be delighted to tell you more.

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