



**The Pippins, Blind Lane, Bower Hinton, TA12**

**Guide Price: £575,000**

*Freehold*

# The Pippins, Blind Lane, Bower Hinton, TA12

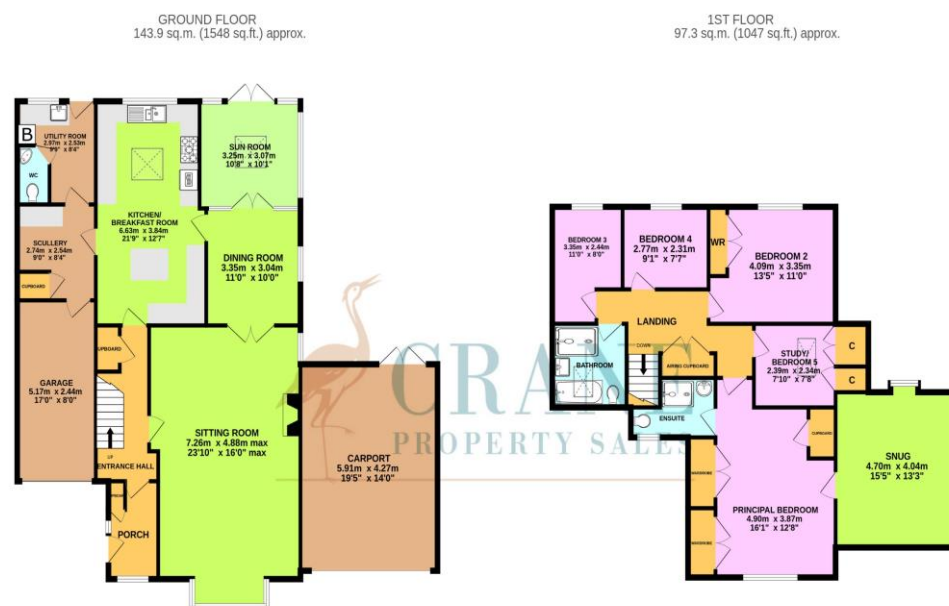
We are delighted to bring to the market this superb 4/5 bedroom semi-detached house in a charming and quiet village setting. This modern property boasts incredibly spacious and flexible accommodation including a stunning Principal Bedroom suite and 23' Sitting Room.

Situated in a sought-after location, the house offers both a large carport plus attached garage as well as ample driveway parking. The interior features well-appointed living spaces, ideal for families or those who enjoy hosting guests. With a blend of contemporary design and traditional charm, this home offers a unique and comfortable living experience. The accommodation in brief offers an entrance Porch with cloaks cupboard, Hallway, Sitting Room, Dining Room, Sun Room, super Kitchen/Breakfast Room plus Scullery, Utility and Cloaks/WC to the ground floor with Principal Bedroom suite including ensuite and beautiful Snug, three further main Bedrooms plus fifth Bedroom/Study and family bathroom. All mains services are connected with a Gas central heating system in place and double glazed throughout.

Outside - Although not large, the rear garden offers plenty of scope for keen gardeners with lawn and beds, pathways and patio and overlooks a beautiful and well-established orchard. Timber shed and a lovely, private patio area to the side with seating arbour.

Bower Hinton is a picturesque Hamstone village set just off the A303 trunk road. The village has a popular cafe/farm shop set on a rustic working farm, a public house and a Michelin recommended hotel. The characterful village of Martock is about a mile away and offers a wide selection of local shops and businesses, doctors' surgery, library, veterinary surgery, pub, recreation ground and C of E primary school.


Don't miss the chance to make this property your own and enjoy the peaceful village lifestyle it has to offer. Contact us today on 01460 247800 to arrange a viewing and secure your dream home.



TOTAL FLOOR AREA : 241.1 sq.m. (2595 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	<b>Awaiting EPC</b>	
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## Crane Property Sales- South Petherton

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### Disclaimer

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