




Warren House

Hinton Park, Hinton St. George, Somerset



BNP PARIBAS GROUP 

A charming country house with substantial commercial buildings and over 17 acres, in a quiet and secluded position

A period stone house nestled in a peaceful and elevated position within the rural Somerset countryside. The grounds comprise enchanting woodland and well-maintained gardens, while inside there is a wealth of beautifully appointed accommodation, suitable for multi-generational living. The property also includes over 5,500 sq ft of extensive commercial warehousing and office space.



4 RECEPTION ROOMS



3 BEDROOMS



3 BATHROOMS



GARAGING + COMMERCIAL BUILDINGS



17.04 ACRES



FREEHOLD



RURAL



2,620 SQ FT



**GUIDE PRICE
£1,350,000**

The property

Warren House is a beautifully presented country home, sitting in an elevated position within easy reach of local amenities. The property offers over 2,600 sq ft of generously proportioned living accommodation, as well as over 5,500 sq ft of extensive commercial warehousing and attractive first floor office space, offering great scope for home working, a lifestyle business, studio space and other possibilities.

Originally built as a banqueting house for Earl Poulett in the early seventeenth century, Warren House was sensitively rebuilt in the 1980s, reusing original materials wherever possible. Its Tudor origins can be observed particularly in the bay window, the stone mullions and the carved Tudor roses around the front and back doors as well as in its unusual and striking four-gabled architecture.

Inside, the welcoming entrance hall leads via steps to the impressive drawing room, with its double-height ceiling and galleried landing above. The room features a dual aspect with a bay window and French doors

opening onto the terrace, as well as a handsome Hamstone fireplace set into a stone feature wall and fitted with a woodburning stove. There is space for both a seating area and a family dining table. The ground floor also features a comfortable family room. Adjoining the drawing room is the large kitchen and breakfast room, fitted with base and wall units, granite worktops, a split butler sink, range cooker and space for a breakfast table. A separate utility room provides further storage.

There are two bedrooms on the ground level that share a bathroom with over-bath shower. These bedrooms are well suited for multi-generational use and feature a partition wall, offering the option to create one larger bedroom. Upstairs, the galleried landing overlooks the drawing room and leads to a further sitting room and additional room, both with built-in storage and skylights, welcoming plenty of natural light. The first floor also has the well-presented principal bedroom, with en suite bathroom and built-in storage.



Outside

The property is accessed via two separate entrances, one with a stone wall and concrete drive winding through mature woodland, and the other from the lower end of the grounds, with a stoned drive. The property's network of woodland walks among both mature and newly-planted native hardwood trees provides immersion in nature in complete privacy. Additional woodland and orchard surround the house, creating a peaceful and private setting. The well-tended lawns feature a wealth of established shrubs, hedgerows and flowering perennials, as well as an ornamental pond with a fountain. Generous paved terraces, ideal for al fresco dining or outdoor entertaining, complete the garden.

There is plenty of parking on the gravel driveway, which leads to a large garaging block with space for several vehicles and an EV charging point. The driveway also provides access to over 5,500 sq ft of commercial buildings, including warehouse stores and generous first floor offices with woodland views, offering the lifestyle opportunity to run a business from home in idyllic surroundings. Alternatively, the buildings offer excellent potential to be converted, subject to the necessary planning consents. The whole totals 17.04 acres and offers a quiet and tranquil setting throughout, with an abundance of wildlife that makes it ideal for nature enthusiasts.

A further 54.6 acres of woodland is available by separate negotiation.







Location

Warren House is set in a secluded rural position, close to the popular and historic village of Hinton St George, between the market towns of Crewkerne, Ilminster and Chard. The village has a primary school, church, village shop, award-winning pub and a village hall which hosts frequent local events. Crewkerne lies two and a half miles to the east, offering a wealth of everyday amenities with independent and high street shops, restaurants, cafés and supermarkets, including a Waitrose. Further amenities and leisure facilities are available four miles north to Ilminster or five miles west to the historic town of Chard, one of the oldest towns in the region. The larger market towns of Yeovil, Taunton and Bruton are all within easy reach and provide a wide selection of amenities, renowned restaurants, art galleries and other cultural attractions. Just over 20 miles away along the recently upgraded A303 is The Newt, with its fabulous restaurants, gardens and rooms.

The surrounding area comprises beautiful rolling countryside and is just moments away from the Blackdown Hills AONB with its scenic walking, cycling and riding routes. The striking World Heritage Jurassic Coast is approx. 15 miles away, with its popular town of Lyme Regis, known for its Cobb, historic harbour and fossil-rich beaches. The area offers a wealth of outdoor pursuits including racing at Wincanton and Taunton racecourses.

There is good schooling within the area, including Perrott Hill and Hazelgrove Prep Schools and Sherborne School, Sherborne School for Girls, Millfield, Taunton School and King's Bruton. Slightly further afield is the vibrant city of Exeter with its wide range of schooling, including The Maynard, Exeter School and Exeter Cathedral school. Communication links are excellent, with the A30 nearby and A303 easily accessible, with links to Exmoor and Dartmoor National Parks. There are hourly direct rail services from Crewkerne to London Waterloo and Exeter, while Taunton offers a fast service to London Paddington (approx. 2 hours). Exeter airport provides a number of domestic and international flights.



Nearby Stations

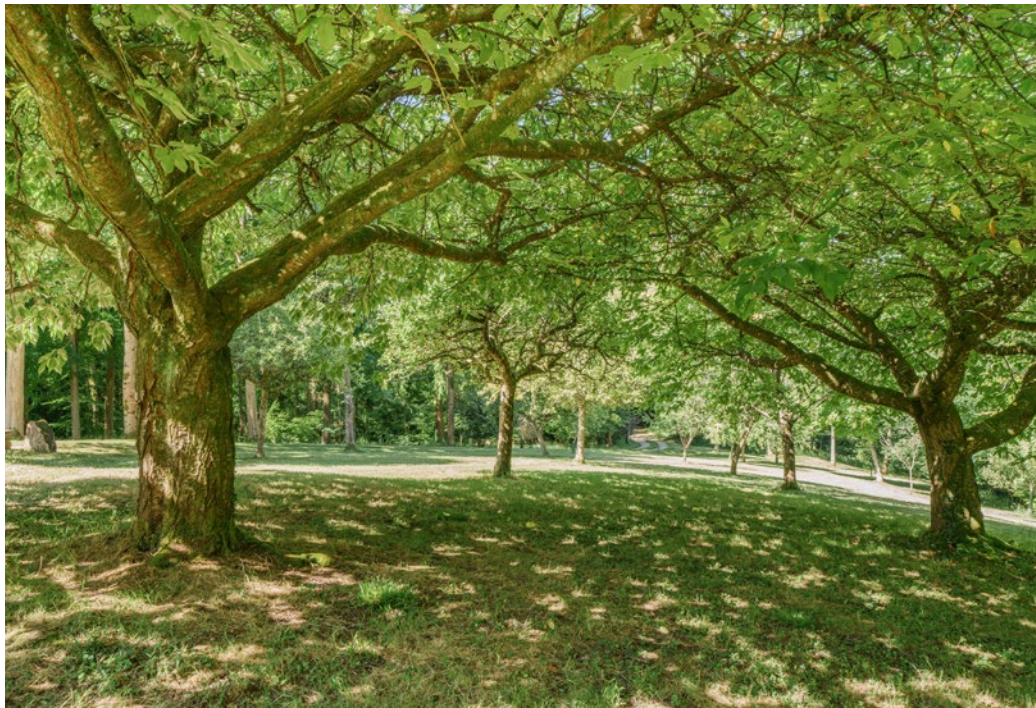
- Crewkerne 3.8 miles
- Chard Junction 6.2 miles
- Taunton 17 miles
- Castle Cary 22.8 miles

Key Locations

- Blackdown Hills AONB
- Montacute House National Trust
- Forde Abbey
- Cricket St. Thomas Leisure Club
- Chard Equestrian
- Jurassic Coast

Nearby Schools

- Hinton St George Primary
- Perrott Hill Prep School
- Hazelgrove Prep School
- Sherborne School
- Millfield School
- Taunton School
- King's Bruton School





Floorplans

Main House internal area 2,620 sq. ft (243 sq. m)
Office Complex internal area 4,188 sq. ft (389 sq. m)
Outbuildings internal area 1,426 sq. ft (132 sq. m)
Total internal area 8,234 sq. ft (765 sq. m)
For identification purposes only.

Directions

TA17 8TQ

what3words: ///destiny.hope.shepherdess

General

Local Authority: Somerset Council

Services: Mains electricity. Private water and drainage which is compliant with current regulations. Oil-fired central heating. EV charging point.

Council Tax: Band F. Business rates apply £876 per month. **EPC Rating:** E (house) C (commercial buildings)

Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Rights of way: The neighbour has right of way over a small section of the track by the lower entrance

Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Exeter

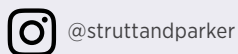
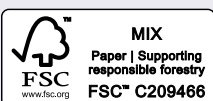
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