



360° Degree Virtual Tour

FOR SALE

Castle Street, Stoke-Sub-Hamdon, TA14 6RE

£285,000



ORCHARDS
ESTATES

This charming End of Terrace Hamstone Cottage is a unique gem with a rich history. Believed to have been owned by the original builder of this row of cottages, it boasts a slightly larger and wider layout compared to the standard cottages in the area.

Offered to the market for the first time in 60 years, this home presents a fantastic opportunity. It features spacious living areas with three bedrooms, including an exceptionally large master bedroom and a generously sized second double bedroom. Also on this floor is a third bedroom and the benefit of a large bathroom with separate bath and separate shower cubicle.

While some cosmetic updates are recommended, the property is perfectly livable as is, allowing the new owner to take their time and renovate to their preference.

£285,000



LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, several hairdressers, chemist, veterinary surgery, doctors, public houses, social club, vehicle repair garage and bus services as well as primary and secondary schools. The local beauty spot of Ham Hill stands on the fringe of the village offering commanding views over the surrounding countryside. Yeovil lies approximately 6 miles to the East, Ilminster approximately 10 miles to the West. Excellent road access via the A303.

Approach

This home sits in an elevated position with a set of 5 steps leading up to the front garden and pathway to the entrance. Inside, the entrance door opens to a welcoming hall with stairs to the rear and access to the main living space.

Ground Floor

The sitting room has been cleverly opened up over the years, creating a spacious and well-lit area with large windows at both the front and rear. A fireplace with a gas fire and back boiler adds character, and there's convenient storage under the stairs. To the rear, a door leads to the roomy kitchen, which has also been expanded by incorporating what was originally thought to be a small workshop to the rear. This space is flooded with natural light from three side windows and double-glazed French doors that open to the rear garden. It easily accommodates a dining area, perfect for enjoying the morning sun as it rises over Ham Hill.

First Floor

Here you'll find a large, full-width front bedroom with two large windows, providing a bright and airy atmosphere. The second bedroom is a comfortable double with fitted wardrobes. A side window on the landing adds extra natural light, and there's a generous storage cupboard in this area. To the rear of the property is the 3rd bedroom and to the rear is a spacious family bathroom featuring a separate bath and shower cubicle.

Garden

The rear garden is enclosed and offers a very pleasant outlook with a Southerly aspect. It features an initial patio area and steps leading up to the upper garden. There's also a side access gate for convenience, although there's no right of way access for neighbours through your garden.

Additional Information

Offered with No Onward Chain.

First Time on Market in 60 Years.

The property is believed to have been built in 1884.

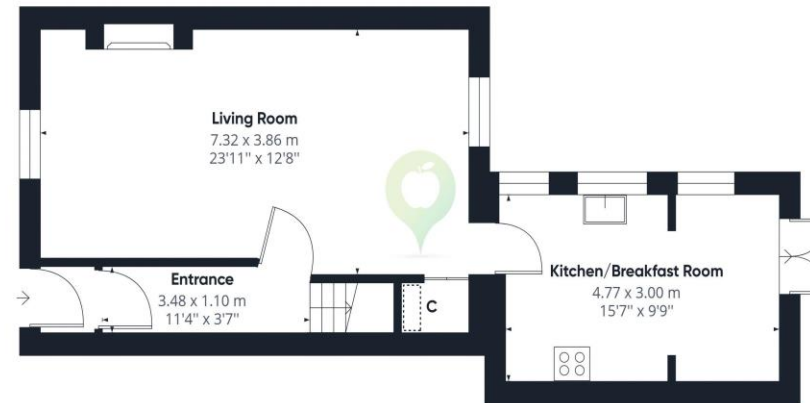
Mains Gas and Drainage.

Many of these properties have been extended upwards with a large loft ideal for conversion.

Directions

From our offices walk up North Street towards the village centre. Turn left into Castle Street and the property will be the first in the row of cottages on your right hand side.





Floor 1



Floor 2

Approximate total area⁽¹⁾
98.41 m²
1059.28 ft²

Reduced headroom
0.26 m²
2.80 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



01460 477977 or 01935 277977



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ORCHARDS ESTATES

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.