



QR DRONE FOOTAGE

FOR SALE

Orchards Estates - Celebrating 10 years of helping you move



Broadshard, Great Street, Norton sub Hamdon, TA14 6SJ

£1,175,000



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Unique, Hamstone built, edge of village, detached, ranch style villa set in approx 2 acres of private grounds.

This is a tasteful, single level living opportunity with an abundance of living space and practically every window offers a countryside outlook.

Set back from the road over a driveway which leads to the front gate entrance as you drive through the winding driveway up to the property you are immediately struck by the simple charm of this picturesque property set in approx 2 acres of private grounds.

The current owners have been in residence for 8 years and in that time have updated and in part upgraded many aspect of this fine home.

We feel confident that this home will interest only the most discerning buyers who are seeking an unique home in the charming village of Norton sub Hamdon.

£1,175,000



LOCATION

The village of Norton Sub Hamdon remains one of the most sought-after locations here in South Somerset, due in no small part to the pretty Hamstone built properties which are prevalent in the village as well as having a very good range of local amenities which includes a public house (The Lord Nelson has a 4.5 Star Tripadvisor rating), community shop (open six days a week) and post office. There is also a primary school (Ofsted Rated: GOOD), church and village hall. Further facilities are available close by in the neighbouring villages of South Petherton and Stoke sub Hamdon with doctor's surgeries, dentists, veterinary practices as well as a range of other shopping, dining and entertainment options.

Within a few miles is the market town of Crewkerne which has a Waitrose supermarket and mainline rail link to London Waterloo. Yeovil is the commercial centre for the area and has an excellent range of shops, sports clubs, garages, hospital, cinema, restaurants and a variety of Supermarkets.

The area is also well served by state and independent schools including Hazlegrove at Sparkford, The Park School at Yeovil, Millfield in Street as well as Huish Episcopi in Langport.

The road links in the area are excellent, with the A303 trunk road which runs from Exeter to London only a short distance away, while the M5 (Junction 25) can be found at Taunton.

Setting

Based on the edge of the village, this property is set within approx 2 acres of level grounds. Access from Great Street is over a countryside style lane and then into the entrance which defines the boundary of this property as the

driveway winds through the front garden to the home itself.

Approach

Upon entering the main gate, the gravel laid driveway leads to a wide parking area with space for several vehicles and providing access to the front garden, sheds, side gate to the rear garden and further gate leading to the paddock style larger garden.

Entrance

The main entrance for most will be through the utility lobby which distributes to the spacious utility room, handy WC and door leading to the open-plan and impressive kitchen.

Kitchen and Dining Space

The kitchen here is really the heart of this home with central island, lots of natural light from dual aspect windows plus rear aspect double glazed French Doors opening to the rear terrace.

An open box arch extends the kitchen area to yet another spacious area currently dressed with an 8 seat dining table and chairs and further dual aspect windows.

Activity Room and Living Space

A doorway from the dining area opens to the central snug which is set out as a play/activity room and again offers dual aspect windows and lots of storage.

Next door leads to several shallow steps which bring you into the very spacious main living room with feature fireplace and inset wood burner, higher ceilings, and lots of natural light this time from triple aspect windows and a rear aspect double glazed French door set-in double-glazed door height windows.



Sleeping Areas

From the sitting room you go through the actual front door lobby which houses a storage cupboard where you will find the oil-fired boiler. This part of the home was built from former stables and is set out in barn style with a long hallway with windows off and 4 bedrooms.

The first 3 bedrooms are all doubles and feature front aspect windows.

The principal bedroom then offers front aspect window and rear aspect double glazed French doors opening to the courtyard garden area.

The principal bedroom also features a spacious ensuite.

For the remaining 3 bedrooms, there is a spacious and tastefully designed master bathroom with a large walk-in shower as well as a double ended bath.

Front Garden

With a gated driveway which winds through the front garden, this is a spacious area with a central Beech tree framing the outlook. This area splits into 3 main areas and has a range of sheds with electric as well as a home office sited with electric and wi-fi.

Rear Garden

This is a lovely space which can be accessed from the side of the house, the kitchen area and a walkway from the courtyard garden. Feature an initial patio laid area, several steps up to another patio area then a raised decking/sunbathing area to the rear. There is a very nice feature of a high hamstone wall with a hidden door which helps make this a very private space.

Courtyard Garden

Set off the main sitting and with access from the master bedroom as well as a walkway to the rear

garden, this area is laid to gravel and features a central firepit area. The area above the terrace off the sitting room is covered and offers a year-round outdoor area for the family as well as guests. Thought has gone into the area with the wall separating this property from the neighbouring Manor House being used as a cinema screen.

Paddock Area

The property on two sides is framed by the paddock field which is tree lined, fenced, and clearly defines the boundary. A main gate provides access and there are then several other pedestrian access points from the sheds and the rear garden.

Material Information

- Council Tax Band: F
- Mains Water and Drainage.
- A new oil tank was installed in 2023.
- The original building was stables for the Manor House. The current property underwent conversion in the 1970's.
- The wood burner in the sitting room is under 3 years old Main heating is from an oil boiler, the cooker used propane gas.
- The track leading from the road to the entrance to the property has access in perpetuity for one dwelling.
- Historic records may show a footpath through the paddock area, this has been since updated and there is a public right of way outside the boundary of this property. There is no public right of access to this property or within the boundary.
- Current Broadband Speed at time of publication is 64GB.

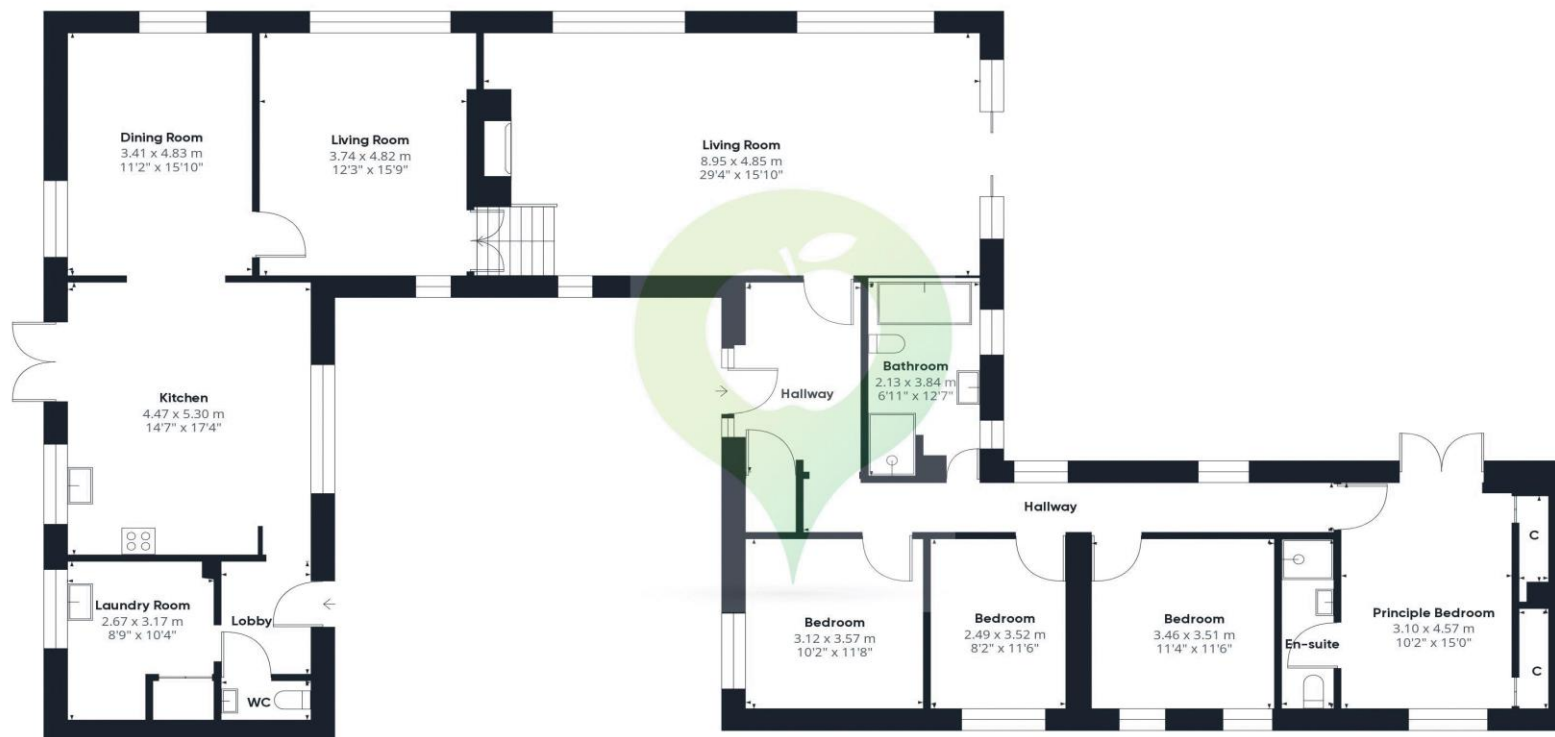
AGENTS NOTE

Orchards Estates 24/7 Estate and Letting agents - We have a simple goal to provide you with an exceptional level of service, combining good old-fashioned values with cutting edge marketing for your home. All available 24/7 for your convenience. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Auctions, Independent Financial Advice and conveyancing. In fact everything that you could need to help you move.

Directions

Using the centre of the village and the community shop and post office as your starting point, follow Great Street as it leads towards the A356. You will exit the village boundary and then you take the 2nd right up a slight incline over what appears to be an initial farm track. As you reach the zenith of the hill, you will come to the entrance on your right-hand side, follow the driveway and there is ample parking for numerous vehicles.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



Approximate total area⁽¹⁾

197.37 m²
2124.45 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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