



**FOR SALE**

North Street, Stoke-Sub-Hamdon, TA14 6QQ

£310,000



**ORCHARDS**  
ESTATES

Newly renovated with 2 parking spaces.

This Ham Stone cottage situated on North Street in Stoke sub Hamdon offers spacious rooms and has undergone a thoughtful upgrade to provide a modern home, ready for you to move in.

Included in the renovation were upgrades to various aspects of the property including new plumbing, new electrics, new gas boiler, newly fitted kitchen, bathroom and a brand new wood burning stove.



£310,000



## LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdresser, chemist, veterinary surgery, doctors, dentist, public houses, social club, 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.

### Front Approach

The property is set off the front footpath behind a low level Hamstone wall housing a gravel laid front garden and footpath to the front door.

### Rear Approach

An archway to the right provides access to the rear where you will find the parking spaces and access to the rear, kitchen door.

### Ground Floor

Upon entering there is a generous hallway with space and hanging area for coats.

Towards the rear of the hall are a set of stairs to the first floor and a door opening to the living room.

The living room was formerly two rooms and has now been opened out to create one large living space with a newly installed Log Burner.

Large front and rear windows offer a nice level of natural light. To the rear is a doorway to the kitchen which has been carefully designed to accommodate all mod cons along with a breakfast bar area.

A storage cupboard/pantry is also available and there is a side door to the rear courtyard area which in turn leads to the rear garden.

### First Floor

The front bedroom is a double fronted space which is almost cavernous in dimensions. A 2nd double bedroom offers additional space for friends/family or a home office combination. To the rear is the newly installed bathroom which is a real treat and features a standalone re-enamelled bath and walk-in shower all finished in a tasteful period style to complement the home.

### Rear Garden

The rear garden comes in two main parts, initial courtyard area is accessed from the kitchen and this in turn provides access to a walkway to the rear and then into the newly fenced and gated private rear garden.

### Parking

The owner of this property also owns the land and garages behind. They will sign over ownership of two spaces, currently these are old garages and will be converted into designated parking spaces. The parking areas are accessed through the archway which is located to the right of the property as you look from the road.

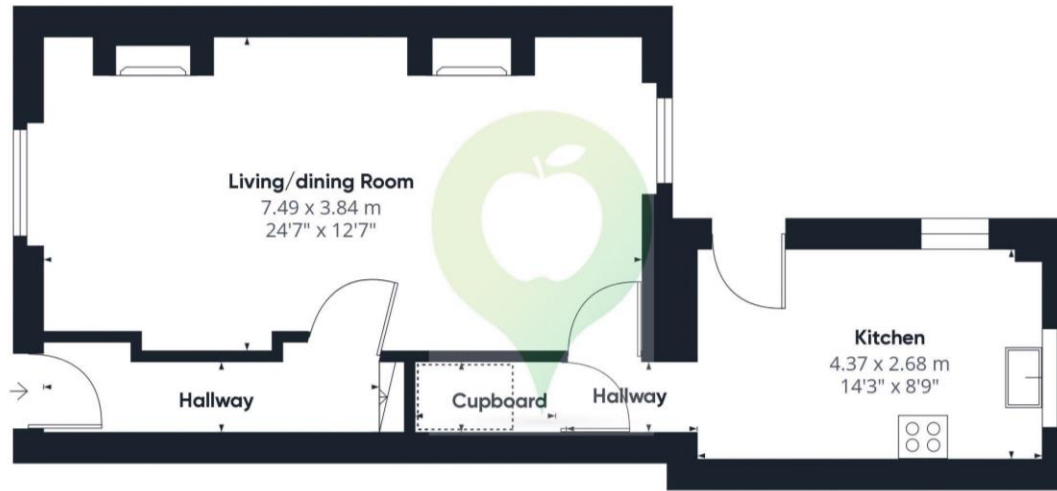
### Material Information

- Council Tax Band: C
- Energy Performance Rating: D
- There is a right of way across the rear of the property for one neighbour to access their rear garden.
- 2 Parking Spaces are included in the sale of this property, they are currently old garages, a planning application has been submitted by the property owner to convert these to parking spaces.
- Mains Gas, Water and Drainage.
- The Gas Boiler has been newly installed.
- Most of the plumbing has been updated.
- The Electrics have been completely overhauled with a new consumer unit.
- A New Wood Burning Stove has been installed.

**Directions** From our offices in the Duchy of Cornwall North Street Workshops, exit the car park onto North Street and turn right walking towards the village centre. After approx 200 yards you will see the property on your left-hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





Floor 1



Floor 2

**Approximate total area<sup>(n)</sup>**

94.39 m<sup>2</sup>  
1016 ft<sup>2</sup>

**Reduced headroom**

1.04 m<sup>2</sup>  
11.2 ft<sup>2</sup>

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.

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Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

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