



**FOR SALE**

High Street, Stoke-Sub-Hamdon, TA14 6PS

£260,000



**ORCHARDS**  
ESTATES



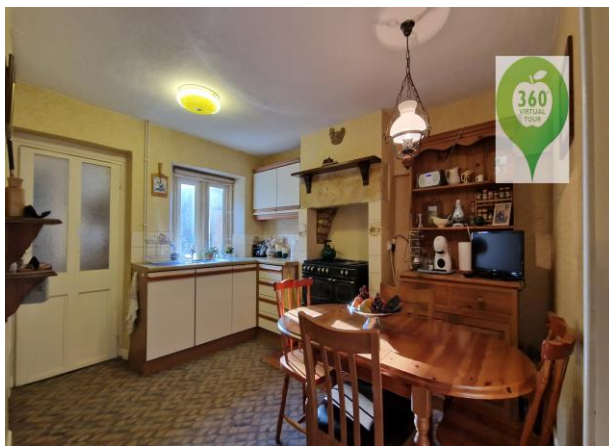
Charming 2 bedroom hamstone cottage, believed to date from 1840 according to the owner who informs us that on the deeds, the property was originally part of the Duchy of Cornwall.

The property has many fine features which give a sense of history including stone mullion windows, hamstone door surround and a feature hamstone fireplace.

The garden to the rear comes in two main areas, an immediate level garden which provides space and a neighbourly setting all over an easy to maintain loose gravel setting.

To the rear then are hamstone steps, which take you up to the elevated rear garden which extends up Ham Hill and offers seclusion, privacy and a great outlook with dramatic sunsets being the order of the day.

£260,000





## LOCATION

Within Stoke sub Hamdon there is a variety of local shops including the community shop with post office counter, 3 hairdressers, 2 cafes, veterinary surgery, doctors surgery and pharmacy, public houses, social club, vehicle repair garage and regular daily 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

Set back from the High Street and accessed up several steps through a Hamstone front wall with garden which leads to the front door. Alternatively, you can walk through the access area to the left and across the rear of the neighbouring properties and in the back door which is the route favoured by the current owner.

## Ground Floor

The current owners hardly ever use the front door, which opens to an inner cubicle and then into the main living room with a gorgeous feature exposed wall and Hamstone fireplace to include a Wood Burner. The door to rear opens on to the kitchen/diner which creates a nice space, this area has a stone mullioned rear window. Stairs to the first floor can be found behind one doorway, yet another doorway provides access to storage space. At the back of the kitchen is a rear access door which opens to the utility/boot room area and provides external access to the patio garden. To the rear is the fully fitted bathroom.

## First Floor

With a very spacious main bedroom and a 2nd large double bedroom there is plenty of room upstairs. A rear aspect window provides natural light onto the landing and from the landing you can access the roof space through a loft hatch.

## Attic

The attic was converted into a usable space and once accessed over a ladder you will find a room with rear velux type window, insulated roof and heating.

## Rear Garden

Initial patio area which is laid to paving slabs, then steps up to a raised area with loose shingle and a shed. Further steps then take you up to the main garden which elevates on a slope up Ham Hill and offers several vantage points ideal for creating outdoor space to make the most of this feature.

## Material Information

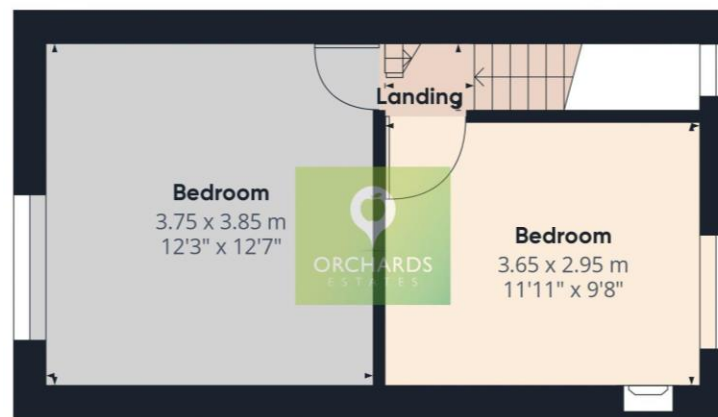
- Council Tax Band: B
- Mains Electric, Gas, Water and Drainage
- The property is believed to date from the 1840's Log Burner in sitting room (untested)
- One neighbour has a right of access across the rear walkway When accessing the upper garden, you have a right of way across one garden (the steps up are shared and the current owner (a local builder) has recently rebuilt the main wall.
- The boiler is thought to be over 30 years old
- The double glazing is thought to be approx 20 years old
- Giga Clear Broadband is available in the village



**Directions** From our offices in Stoke sub Hamdon, walk up North Street and turn left onto High Street. After about 100 metres, you will see a sign on your right which identifies the property and one of our colleagues who live in the village



Floor 1



Floor 2



Floor 3



Approximate total area<sup>®</sup>

76.87 m<sup>2</sup>  
827.37 ft<sup>2</sup>

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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

01460 477977 or 01935 277977

www.orchardsestates.com



**ORCHARDS**  
ESTATES

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

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.