



**FOR SALE**

Barn Orchard, Norton Sub Hamdon, TA14 6HA

£365,000



**ORCHARDS**  
ESTATES

Situated in the prime location of Norton sub Hamdon, this well-presented, semi-detached 3 bedroom home offers a nice setting in the modern, yet charming Barn Orchard which was designed and built to blend in with the existing historic surrounds.

The current owners have created a contemporary space that benefits from natural light and an airy interior feel.

One of the more notable features is the feeling of space and light from the spacious sitting room which opens to the rear garden room and seamlessly blends into the private, easy to maintain rear garden.

The added benefit of a private driveway with space for two vehicles in a village setting help make this property well worth considering.



£365,000



## LOCATION

The village of Norton Sub Hamdon has 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), cafe (open four days a week) and a post office. There is also a regular bus service with a request stop 20 metres from the property with links to Yeovil, Crewkerne and South Petherton. 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 doctors 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.

**Approach** Barn Orchard was originally built around the turn of the Century and as such offers modern accommodation in a design which is in keeping with the village. Set on a no-through road with driveway to the side offering parking for 2 vehicles and pleasant frontage of render complimented by Hamstone features and a Hamstone built front storm porch.

**Ground Floor** Upon entering, you are welcomed into the heart of the home immediately, the first door is to the kitchen which is fully fitted and comes with a range of wall and base units. To the rear is the sitting room which is full width and offers space for seating

and dining, this space also comes with a very hand storage cupboard which makes use of the understairs space. To the rear is the feature of a double-glazed door framed with windows on either side which open to the sun room. This is a nice space with double glazed rear and roof and provides direct access to the garden. Back in the hallway are a set of stairs to the first floor and also the downstairs WC.

**First Floor** Here we find 3 bedrooms, the main front bedroom is a good sized double with a large double built in wardrobe with sliding doors and drawers inside. The second double bedroom is to the rear with another double built in wardrobe. The 3rd bedroom is a large single or would make an ideal home office space with a nice view to the rear garden. Also on this floor is the main family bathroom which is tastefully decorated. The landing benefits from side window offering additional natural light and comes with loft access including a ladder, partial boarding and light.

**Rear Garden** A delightful space which offers a secure and private setting. Laid primarily to lawn, framed with mature borders and raised area to the rear set out as an al fresco dining or evening location. There is also direct gated access to the parking area, making this ideal for access with pets, kids, etc.

**Parking** To the side of the property there is a private driveway which is alongside the property and laid to tarmac.

### Material Information

- This property is Freehold Council Tax Band: C
- EPC Rating: C (71)
- Mains Gas, Electric, Drainage and Water
- Combi Gas Boiler is located in the kitchen
- Double Glazing is approx 3 Years Old
- Owner maintains left, rear and driveway facing fence
- Broadband recorded at 63MB on day of listing

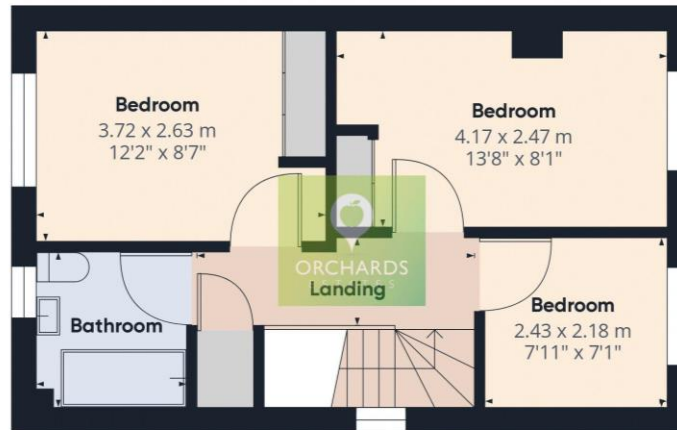


### Directions

From the centre of Norton on Great Street at the Community Shop and Post Office, head towards the primary school on New Road. As you go up the slope you will see the entrance to Barn Orchard on your left. Turn in and follow this road as it winds gently and the property will be found on your right hand side. One of our colleagues who lives in the local area will be there to meet you, show you around and answer any questions you may have regarding the property or the surrounding area where we all live.  
<https://w3w.co/bloodshot.dancer.agreeing>



Floor 1



Floor 2

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85B       |
| 69-80 | C             | 71C     |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Approximate total area<sup>®</sup>**

81.26 m<sup>2</sup>  
874.71 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.

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01460 477977 or 01935 277977 [www.orchardsestates.com](http://www.orchardsestates.com)



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

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