



**FOR SALE**

Barn Orchard, Norton Sub Hamdon, TA14 6HA

Offers Over £335,000



**ORCHARDS**  
ESTATES



Semi-detached, modern, 3 bedroom home in the highly sought after village of Norton Sub Hamdon and offering 2 off-road parking spaces.

Set within the modern yet sympathetically designed Barn Orchard, this property offers a great location at only a short walk to the local primary school, community shop and is ideally situated for those looking to move to the village and be closer to family/friends.

Briefly, the property comprises off-road parking to the side, entrance hall with door to WC, kitchen and stairs to first floor and door to lounge/diner, leading onto the rear conservatory and enclosed rear garden.

Upstairs are 3 bedrooms and the bathroom.



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## 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 rendering complimented by Hamstone features and a Hamstone built front storm porch.

**Entrance Hall** Double glazed door to front with doors opening to the kitchen, living space and downstairs toilet and stairs to first floor.

### **Kitchen** 11' 7" x 8' 0" (3.53m x 2.44m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl ceramic sink, space for cooker, extractor, space and plumbing for dishwasher, space and plumbing for washing machine, gas boiler and tiled splash backs.

### **Lounge/Diner** 15' 4" x 14' 2" (4.67m x 4.31m)

A nice square room with large storage space under the stairs, wall mounted radiator, rear aspect double glazed windows and French door opening to the conservatory all helping to make this a naturally light room.

### **Conservatory** 13' 0" x 7' 8" (3.96m x 2.34m)

With side and rear aspect double glazed windows and French door, electric points and wall mounted radiator this is a year-round usable space as it is sheltered from the hot summer afternoon sun, yet offers a light, bright spacious addition to the living space.

**WC** Situated just by the front door with side aspect opaque double glazed window, wash hand basin and WC.

**Landing** A side aspect window adds natural light to this space which provides access to the 3 bedrooms, bathroom, airing cupboard and loft.

### **Bedroom One** 12' 2" x 8' 7" (3.71m x 2.61m)

Front aspect double glazed window, built in wardrobe and radiator.

### **Bedroom Two** 11' 11" x 8' 0" (3.63m x 2.44m)

Rear aspect double glazed window, built in wardrobe and radiator.

### **Bedroom Three** 7' 10" x 7' 0" (2.39m x 2.13m)

Rear aspect double glazed window and radiator.

### **Bathroom**

Front aspect, opaque, double glazed window, suite comprising a bath with shower over, wash hand basin



with vanity unit, WC and heated towel rail.

#### Parking

A private driveway is situated to the side of the house and provides space for 2 vehicles as well as gated access to the rear garden.

#### Rear Garden

Private, enclosed and not overlooked, this is a safe and secure space either for your family or your pets laid primarily to lawn with gravel area, raised beds to the sides and gated access to the driveway.

#### Additional Information

The loft is suitable for an extension.

#### Directions

From our office proceed up North Street and turn right into West Street. Take the second turning left into Norton Road and continue into New Road where the property can be found on the right hand side after the primary school.

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

