



**FOR SALE**

South Harp Farm, Lower Stratton, South Petherton, TA13 5LP

£750,000



**ORCHARDS**  
ESTATES

Offered to the market with no onward chain, this period property is built of local hamstone and red brick and contains many authentic features from flagstone floors to the beamed ceilings with elm wood panelling and brick partitions in between as well as a multitude of fireplaces.

The front is set back from the road with a low ham stone front wall, wrought iron gates and stone path to the front portico entrance which provides covered access to the interior of the property.

This property represents over 30 years of love, care and attention from the current owner who raised her family here and is now relocating back to the North of England, hence the property has come to the market.

This is such a characterful property with so many features we have produced a detailed range of photography and with the interactive 360 Tour you can view the property at your leisure online before coming to visit.

We would urge any interested parties to make contact to arrange your viewing which we can carry out at your convenience. You will be met and accompanied by a qualified, full-time member of the team who works at Orchards Estates and who will be able to answer any questions you may have in relation to the property.

£750,000



## LOCATION

Lower Stratton is a small hamlet of 21 households consisting primarily of individual hamstone homes set within the South Petherton and Islemoor Ward within the Yeovil Constituency. South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, pub, restaurant, cafe, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and 'bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty two miles.

**Approach** This property is equidistant to South Petherton, and Norton sub Hamdon and only a short distance to Over Stratton or Merriott.

The home itself is set on a small junction which is fronted with a low hamstone wall and wrought iron gated entrance,

To the rear the garden is entirely walled with a set of double doors to the house providing direct access to the garden.

**Entrance** An impressive front door under the portico entrance opens to the interior hall which immediately gives you the feeling you are entering a special home as the features begin to present themselves.

The hall has a rear window which gives an early glimpse of the rear garden. With a cross passageway setting the hall turns to the left and provides another corridor of charm and features including the solid timber ceiling beams.

**Sitting Room** Situated to the front of the property and being the first door off the hallway, this room simply overloads the senses. The stone mullioned windows offer a view over the front garden and wall, then across the paddock to the backdrop of the Blackdown Hills in the distance (the owners sensibly bought the paddock across the road to ensure they kept their view). The fireplace and alcoves then capture your attention,

under the stewardship of the current owner they investigated opening out the fireplace to create an inglenook, this was not possible due to the design however, they did uncover the alcoves, the left has a door which opens to a storage area and former coal chute and on the right, a stunning feature of stonework which draws your eye every time you re-visit.

Further round part of the wall is elm wood panelling with storage under the staircase.

The room is beautifully finished with substantial beams in the ceiling.

Worth mentioning is that the beams are higher than one would expect, the former occupant at 6' didn't have any issues in trying to avoid a head bump.

**Study** Set to the rear of the property in the extension (thought to be 200 years old) is the spacious study. This room features two windows with an outlook to the rear garden and a hamstone fireplace.

The owner enjoyed this room as a place of study and as a games room for herself and her teenage children when they were studying for school and preparing for university.

This room could easily convert to a large downstairs bedroom, ideal for occasional guests, however, we think there are probably enough rooms upstairs for this and it would be nice to have a separate family room.

**Utility and Downstairs Bathroom** Set to the rear of the house and across the hall from the Study is the utility room with a range of base units, sink and plumbing. This also provides access to the rear porch which is covered and works very well as a boot room. From the utility is the full sized and fully stocked downstairs bathroom.

**Dining Room** Yet another feature room, the dining room is eye-catching and offers a contrast of style. To the front is the stone mullioned windows, again making the most of the far reaching views. The fireplace is imposing without encroaching on the space and the beamed ceiling is a testament to the skill of the original builders.

This room also benefits from the careful renovation which the current owner undertook, when they were clearing back the old lathe and plaster which has unfortunately blown, they discovered underneath an artwork of brick woven between timber beams. Too good an opportunity to miss they enhanced and rejuvenated



this fine work to create a space which is pleasant to the eye and create a warm ambience, ideal for those more intimate moments.

**Kitchen/Breakfast Room** The kitchen is yet another example of historic works which were carefully planned and implemented, having benefited from sympathetic updating to create a modern space, yet not lose any of the character. The flagstone floor is a treat and the front aspect, stone mullioned windows offer another great outlook.

The Aga was installed approx 20 years ago and runs off oil (due for service on 19th March). There is also a standalone cooker, ideal for those warmer months. Central beams frame the ceiling and under is a centrally placed country style, 8 seater table.

**Dining Hall** This is an impressive room, designed to impress guests and with the functionality of creating a substantial dining area.

Entering from the kitchen or garden door, you are immediately drawn to the height of the ceilings with rather unique exposed cross scissor beams which form an artwork of pattern which is very pleasant to the eye. Next, as you start to take in the space, you notice the overly impressive fireplace with a huge fire grate and red brick chimney and hearth which stand command over the room. To the side of the fireplace is a recess with raised area and old wash tub.

The outer high wall is exposed hamstone and the remaining walls are lime plastered.

This room also houses the boiler which is strategically situated behind an antique set of chapel doors.

**Landing** This space runs the full width of the house with a feature window to one side which provides natural light.

**Principal Bedroom** Situated to the rear of the house and forming the upper part of the 200 year old extension above the study, this is a spacious room with high ceilings and gothic style window with window seat offering an outlook to the rear garden. This room also benefits from an open fireplace.

**Other bedrooms** Another 4 bedrooms feature on this floor, the smallest is used currently as a hobby room as this benefits from being situated to the front and therefore gets sunlight most of the afternoon and evening.

**Upstairs Bathroom** The centrepiece of this room is the free-standing roll-top bath which is raised and set over an exposed timber floor. A lathe and plaster wall with exposed timbers and the front aspect window all help to make this a comfortable space.

**Dry Stores** The two store rooms which are to the rear of the property benefit from having central heating which is controlled separately from the main house. These have been used for various purposes including home office and clothes storage. The middle store benefits from 3 phase electric connection which means there are a range of activities which could easily be accommodated.

**Walled Garden** Set to the rear, the walled garden is a nice secure space with a central lawn area and feature shrubbery. To the upper corner is a seating area (where we found the Hamstone with the carving which is included in the imagery). With a high wall, this is a private space and would be a very safe environment for kids and pets. There is a set of double doors to the corner immediately behind the house which provide access to the road.

#### Material Information

- This property is Grade II Listed
- This property is thatched
- The paddock directly in front of the property and across the road is included as part of this property (although on a separate deed).
- There is a covenant on the paddock to prevent erecting a building
- Council Tax Band: E
- Oil Fired Central Heating
- The Worcester Oil Boiler is approx 3 years old
- The Oil Fired AGA is approx 20 years old (service due on 19th March 2024)
- Mains Water and Electric
- Private drainage through a Klargester sewage treatment plant
- Ultra Fast Broadband is available
- Mobile Phone Coverage (dependent on network provider) is good indoors
- Flood Zone 1 (low probability of flooding from rivers and sea)

#### First Floor Windows

The upper floor, front facing windows all require renovation/replacement.

Several years ago, pre-Covid, the current owner approached the Conservation Office to ask for permission to replace the existing timber windows with stone mullioned windows, the aim being to create a uniform exterior as the ground floor windows are all stone mullioned.

At that time, no agreement was reached due to the Pandemic.

Since then, the vendor did intend to follow up, but with the desire now to move on, she has refrained from replacing the windows and has elected not to replace the timbers in case a new owner wishes to take up the discussion with the Conservation Office to see if they can obtain the permissions.

The Conservation Office have advised that they would prefer the windows to be hard wood.

