



FOR SALE

Hopes & Swallows Rest, Little Street, Norton Sub Hamdon, TA14 6SR

£1,250,000



ORCHARDS
ESTATES

An exciting opportunity has arisen to purchase a large, detached family home in picturesque Norton Sub Hamdon with a separate one-bedroom cottage, extensive gardens and indoor heated swimming pool.

Positioned in a quiet lane with rural views, the main house comprises five double bedrooms, three bathrooms, four reception rooms and kitchen.

There is a parking area to the rear for several cars and impressive gardens wrapping around the property giving the opportunity to capture the sunshine throughout the day.

A separate, one bedroom cottage has provided the current owners with a holiday-let income as well as useful separate accommodation for visiting friends.

Please Note: Photos were taken in April 2023 with the owner's furnishings. The property was rented in the interim and therefore will not be furnished when you come to view.

£1,250,000



LOCATION

The village of Norton Sub Hamdon has a very good range of local amenities which includes a public house, a well stocked community shop, a friendly cafe, a post office, two recreation grounds, thriving performing arts societies using local venues and ladies/gentlemen's hairdressing. There is also a primary school, church and active village hall. Further facilities are available at Crewkerne which has a Waitrose supermarket and mainline rail link to London Waterloo. Yeovil is the commercial centre for the area and has a good 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, Perrott Hill School in Crewkerne, Bruton School for Girls, Sexeys School and King's School in Bruton and Millfield School in Street. 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.

Entrance Hall Door to front, tiled flooring, tongue and groove panelling, wall lights, traditional style radiator, working antique Edwardian servants call box, stairs to first floor and door to garden.

Sitting Room Front aspect double glazed window with pine shutters, tiled flooring, inglenook fireplace with log burner, wall lights and traditional style radiator.

Dining Room Front and side aspect double glazed windows, engineered oak flooring, inglenook fireplace with log burner, feature brick and timber wall and traditional style radiator.

Breakfast Room Side aspect double glazed window with pine shutters, inglenook fireplace with log burner, feature stone wall and door to hallway.

Kitchen Side and rear aspect double glazed windows, range of base units with tiled worktops, one and a half bowl sink, Aga gas range, space for American style fridge/freezer, space and plumbing for dishwasher, built in cupboard with shelving and tiled floor.

Utility Rear aspect double glazed window, range of

base units, one and a half bowl sink, tiled flooring, tongue and groove ceiling with inset spot lights, tall storage cupboard, extractor fan and half tiled walls.

Boot Room Side aspect double glazed window, double glazed door to side, tiled floor, pantry cupboard with side aspect double glazed window, shelving and boiler.

Utility Room Side and front aspect double glazed windows, tongue and groove wood panelling, wall and base units with worktop over, single bowl sink, integrated freezer, tiled splash backs, feature open fireplace and space for under counter fridge and freezer.

Cloakroom Rear aspect double glazed window, base unit with tiled worktop and inset vanity basin over, WC, half tiled walls, tiled floor, tongue and groove ceiling with inset spot lights and heated towel rail.

Landing Rear aspect double glazed window and laid to carpet.

Bedroom One (Walnut Room) Front aspect double glazed window with southerly views over open countryside, laid to carpet, built in cupboard with hot water cylinder, wall lights and radiator.

Bedroom Two (Sussex Room) Front aspect double glazed window with southerly views over open countryside, panelled walls up to a dado rail, laid to carpet and radiator.

En-Suite Side aspect double glazed window, double shower cubicle, wash hand basin, tiled floor, WC, chrome heated towel rail and recessed downlighters.

Bedroom Three (Elm Room) Side aspect double glazed window, solid elm flooring, wall lights, wash hand basin with mirror and light, built in wardrobe, built in cupboard and radiator.

Bedroom Four/Study Side aspect double glazed window, built in under stairs cupboard, with hanging space, laid to carpet, wash hand basin with mirror, alcove with seat and hooks above.

Attic Study Side aspect double glazed window and laid to carpet.

Attic Bedroom Front aspect Velux type window, triple built in wardrobe, wooden beams and laid to carpet.



Attic En-Suite Side aspect double glazed window, shower cubicle, pedestal wash hand basin, WC, half tiled walls and laid to carpet.

Dressing Room Front aspect Velux type window, laid to carpet, wooden beams, eaves storage, large loft space cupboard and electric storage heater.

Swimming Pool Room Exposed stone wall, heated swimming pool, walk in shower with fully tiled walls, cupboard housing gas boiler and heating system for pool, non slip floor, wall lights, the ceiling is solid Scandinavian Pine decking on engineered Glulam Beams, side and rear aspect French doors.

Gardens The whole property including front area onto the road are enclosed or supported by natural Hamstone walls. Initial patio area with brick paved terrace and covered seating area, leading to a well-kept lawn with pergola, a variety of trees and shrubs, spring bulbs and plants enclosed by wall. A further brick paved terrace with large stone table and greenhouse. Gated access leads to the parking area and extensive lawn with a variety of trees and shrubs, vegetable garden enclosed by box hedging, a range of outbuildings and fruit growing enclosure.

Front Garden The front porch is constructed of natural Hamstone with an Ashlar finish to walls and floor and an oak porch and roof over and external wall lights. Laid mainly to lawn with central pathway to front door with stone and timber storm porch and a variety of roses, fruit trees and shrubs with gated access enclosed by walls. A side gate leads to the driveway.

Workshop
Stone built with door to front and window to side.

Swallows Rest Annex

Entrance Hall Door to side, side aspect double glazed window, laid to carpet, stairs down to bedroom, built in cupboard and stairs up to living area/kitchen.

Open Plan Kitchen/Living/Dining Room With features such as high ceilings, exposed beams, Hamstone

fireplace, two roof windows, side window and patio doors opening to the raised terrace with hot tub. A fully stocked kitchenette making this a nice space to relax and unwind.

Kitchen Area Two front aspect double glazed windows, Velux type window to side, range of base units with worktops over, single bowl sink, electric hob, electric oven, vinyl flooring, plumbing and space for washing machine, space for under counter fridge/freezer, gas boiler, extractor fan, tiled splash backs and tow radiators.

Bedroom Large front aspect single glazed window, one side and one rear aspect double glazed windows, laid to carpet and wooden beams.

Wet Room Front aspect double glazed window, shower room with fully tiled walls, mosaic tiled floor, WC, vanity unit with inset wash hand basin and cupboard above, access to loft space and electric heated towel rail.

Additional Information

- Please note, the bulk of the photography was taken at the end of April 2023 when the property was furnished. It has since been rented, is now unoccupied and therefore is now unfurnished.
- All ground floor wall lights are David Hunt Design
- The staircase balustrade and newel posts and handrails are all solid oak.
- Front and Back doors are both English Oak.
- The ceiling to the swimming pool complex is solid Scandinavian Pine Decking on Engineered Glulam Beams
- All external joinery is hardwood and double glazed with 5 lever mortise locks.
- All ground and first floor doors are in excess of 900mm wide and therefore suitable for wheelchair access. They are also framed 6 panel doors with raised and fielded panels.

Material Information

- Freehold Property with Additional Annexe and Indoor Swimming Pool.
- Mains Gas, Water, Drainage and Electricity.
- Built Approx 1807.
- The property is situated within the Norton sub Hamdon Conservation Zone.
- The Annexe has been successfully rented on short term lets for several years with the main house operating as a B&B.
- Flood Zone 1: Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Directions Using the village community shop/Post Office as your starting point at the junction of Great Street and New Road, head West with the Post Office on your right, past Katys Bakes (The Reading Room) and take the first right into Little Street. After a short distance you will see the eye catching Orchards Estates FOR SALE sign, turn into the driveway and drive under the arch to the rear garden where

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Approximate total area

265.85 m²
2861.56 ft²

Reduced headroom

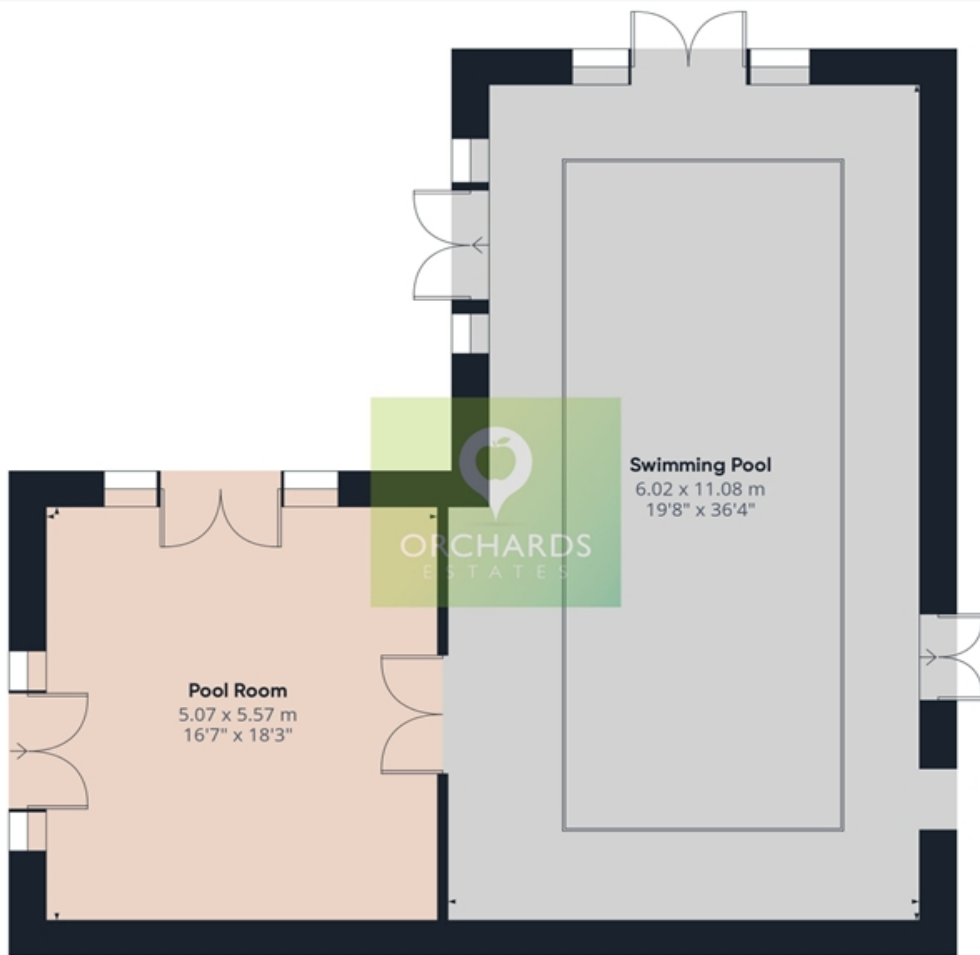
11.11 m²
119.64 ft²

(1) 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.

GIRAFFE360



Swimming Pool and Pool House



Swallows Nest - Annexe

01460 477977 or 01935 277977

www.orchardsestates.com



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

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