



FOR SALE

75 High Street, Stoke-Sub-Hamdon, TA14 6PT

£330,000



ORCHARDS
ESTATES

Edge of village property which offers outstanding views to the rear from the elevated position.

Set on the seawall of Stoke sub Hamdon bordering Duchy Farmland, this fine Hamstone residence is built over two floors and offers a great location in this up and coming village which is becoming more and more popular with the range of amenities increasing, regular bus service and easy links to main transport links.

£330,000



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 on the very edge of the High Street this spacious Hamstone Cottage is set back from the footpath with a front Hamstone wall and wrought iron gate providing access over a flagstone path.

Ground Floor

Initial door to reception cubicle with inner door opening to the hallway which distributes with two doors to the living area and stairs to the first floor. The first door opens to the spacious lounge area with huge front aspect bay windows offering a gorgeous view up to the Ham Hill monument. An archway provides direct access to the dining area to the rear with home office space under the stairs and door to the kitchen which has a breakfast bar and rear access door to the external areas. To the rear of the kitchen is the utility room and separate downstairs WC.

First Floor

A wide landing has additional storage area and loft hatch (the loft has ladder, lighting, boarded and has two windows which would allow extension into this area which many neighbours have already done).

The main bedroom to the front again offers bay windows with outstanding views to Ham Hill over the horse paddock to the front and comes with built in storage. The second bedroom is a good sized double and to the rear is the third bedroom that is currently used as a hobby room. The bathroom has been recently renovated and comes with a separate shower cubicle and side window providing natural light.

Garden

Initial raised terrace area which provides access to the under-floor storage area to the rear. The patio offers an outstanding view with lots of afternoon and evening sun. Steps down to secondary patio area which is laid to gravel and then on to the garden which has gentle tiering as the garden drops away. You can access the rear garden through a right of access across two neighbouring houses. There is no right of access to this property apart for servicing of utilities.

Material Information

- Freehold Property
- Hamstone Cottage built circa 1900.
- Mains Gas, Water, Drainage and Electricity.
- Gas Fireplace in sitting room has been capped.
- Council Tax Band: C.
- EPC Rating: D (57).
- Right of access for Water Company to rear in case of utility issue.
- A water meter cannot be fitted, we have been led to understand that the water company have awarded an assessed charge to the current owner based on average usage.
- Giga Broadband is available but has not been connected.
- The property sits within the Stoke sub Hamdon Conservation Zone.
- Flood Zone 1: Land within flood zone 1 has a low probability of flooding from rivers and the sea.



Directions From our offices in Stoke sub Hamdon, walk up North Street and turn left onto High Street. Walk up the High Street and cross the road at Bonnies Lane. After about 25 metres, you will see the eye-catching Orchards Estates FOR SALE sign on your left which identifies the property and one of our full-time colleagues who live in the village will be there to show you around and answer any questions you may have.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Approximate total area[®]
109.33 m²
1176.81 ft²

(1) 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.

GIRAFFE 360

01460 477977 or 01935 277977 www.orchardsestates.com



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.