



FOR SALE

Castle Street, Stoke-Sub-Hamdon, TA14 6RE

£260,000



ORCHARDS
ESTATES

This charming home is perfect for young families or first-time buyers, offering a blend of comfort and practicality.

A wonderful example of a Victorian style Ham stone Cottage which retains many character features including period style tiled flooring, feature fireplaces, window seats, stripped wood flooring and feature Ham stone walls.

The property also enjoys a fantastic view of Ham Hill from the rear garden.

£260,000



LOCATION

Stoke sub Hamdon (Stoke under Ham) is nestled at the foot of the beautiful Ham Hill Country Park and continues to be a vibrant village with a variety of local amenities including coffee shops, a community run mini supermarket, several hairdressers, beauticians, doctors surgery with chemist, veterinary surgery, several pet groomers and vehicle mechanic. The village maintains a strong social involvement with many events and community driven activities with venues such as the village hall, several public houses and the working mens social club. There is a regular daily bus service (81) connecting South Petherton to Yeovil which passes through the village every few hours. Educational needs are met by both primary and secondary schools within the village. The cherished local beauty spot of Ham Hill remains a prominent feature as it overlooks the village, providing stunning views over the surrounding countryside. The main town of Yeovil is approx 6 miles to the East, while Ilminster is about 10 miles to the West, with excellent road access via the A303. Larger towns which are close by and offer a host of amenities include South Petherton, Martock and Crewkerne with a Waitrose and Mainline Train station with direct lines to London or Exeter. This really is a great village with a warm welcoming atmosphere and many community groups for all ages depending on your pursuits.

Downstairs Living The entrance of this charming family home features a beautiful stained glass over the door. A half-glazed door with feature coloured glass leads to the hall, which includes stairs to the first floor. The living room is cozy and bright, with a front aspect window that includes a window seat, a charming Victorian-style open fireplace with a tiled hearth and stripped wooden flooring. It also an open archway leading to the dining room. The dining room is spacious and filled with natural light, thanks to the side and rear aspect double glazed windows. The kitchen combines character and functionality,

highlighted by feature Hamstone walls and tiled flooring. It includes a range of wall and base units with worktops over, a one and a half bowl sink, a gas hob with a cooker hood over, a double electric oven, and a double-glazed door leading to the rear. This home blends charming period features with modern conveniences, making it an ideal choice for young families or first-time buyers looking for a welcoming and functional space.

First Floor Living The landing area has loft access, providing ample storage and has potential for conversion. The front double bedroom is spacious and bright, with two front aspect windows. The second bedroom, which is also a double has rear aspect double glazed window that provides beautiful views of Ham Hill. The bathroom is well-appointed with a rear aspect double glazed window, a bath with mixer taps and a corner walk-in shower cubicle.

This home combines practical features with charming details, making it an ideal choice for young families or first-time buyers looking for a comfortable and welcoming space.

Rear Garden Initial yard area with outhouse, storage shed and outside WC. Flagstone paving leading to main garden with a range of mature shrubs and bushes with "coalmans" access for neighbours at no. 4.

Material Information

- Freehold Property.
- Council Tax - C
- EPC - E
- Mains Gas, Electric and Water.
- Gas Central Heating.
- Working Open Fire.
- Combi Boiler Installed 2018 - Regularly Serviced.
- Shared 'Coalmans' access in rear garden for No. 4.
- Flood Zone 1: Low Risk





Floor 1



Floor 2



Approximate total area⁽¹⁾
80.71 m²
868.76 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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