



**FOR SALE**

7 Lower Odcombe, BA22 8TX

£315,000



**ORCHARDS**  
ESTATES



This impressively spacious hamstone character cottage is situated close to the heart of this very pretty, sought after village which is located between Yeovil, Montacute and Ham Hill.

Offering accommodation over 3 floors, the living space on the ground floor offers a double sized living area with feature front bay window and fireplace.

The first floor splits into two areas, to the rear is the 4th bedroom or what would make an ideal home office due to the views.

Along this rear part of the house is also located the first bathroom.

The upper landing then houses 2 double bedrooms, the front was a large master of which part has been converted to a hallway with lots of storage and stairs to the upper floor.

On the top floor is the main bedroom and same floor ensuite.

To the rear of the property is a beautiful garden with views to the surrounding countryside.

£315,000



## LOCATION

Lower Odcombe is a small hamlet with a public house adjacent to the larger village of Odcombe which is situated on the edge of Ham Hill Country Park. The surrounding villages of Montacute, Stoke Sub Hamdon and West Coker offer an excellent range of day to day facilities and the regional centre of Yeovil is situated within a short drive. There is a wide range of shopping, business and leisure facilities as well as a mainline rail connection. Ham Hill Country Park has a variety of walks and stunning views across South Somerset.

### Approach

This lovely hamstone cottage dates back to the 1890's and is set back from the road with a low level hamstone frontage with wrought iron railings over and gated entry with path to front door.

### Ground Floor

Initial entry is through the front door with inner door to the hallway which includes stairs to the first floor and door opening to:

**Sitting Room:** This is a large space which was combined to create one large living space with a feature high set front bay window with timber seating and storage area under as well as an open fireplace. To the rear the room has a rear aspect window, wood panelled walls with storage area under the stairs the door to:

**Kitchen:** This is surprisingly large for a cottage and would be ideal for those who enjoy cooking. There is a rear window with a view to the garden and side access door opening.

### First Floor

This is a split level area, initially the landing leads to the rear of the property where there is a bathroom and a 4th bedroom or an ideal home office with a nice outlook to the rear. On the upper split are a

further 2 double bedrooms. The front bedroom which used to be the entire width was adjusted to extend the landing to the front with stairs to the top floor and lots and lots of storage under.

### Top Floor

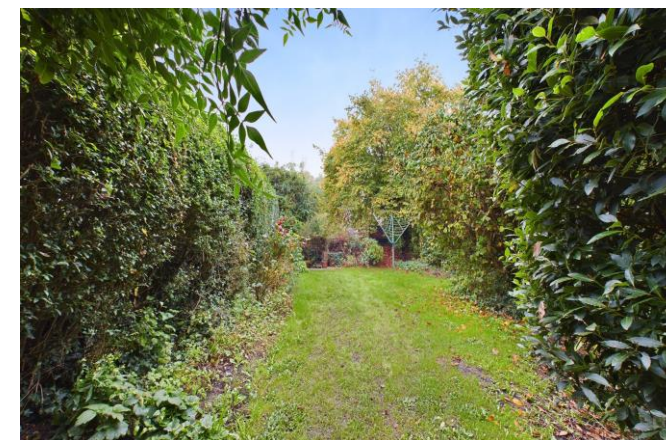
Stairs from the first floor lead up and are illuminated by the front aspect window. On the upper floor are two doors, the first is to the fully suited shower room with shower within a shower cubicle, WC, Wash hand basin and rear aspect velux type window. The 2nd door then opens to the top floor bedroom with front and rear aspect velux type windows, fitted wardrobe and some eaves storage.

### Garden

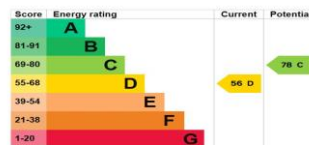
Access to the garden is either through the house or through what is a known as a 'coalman's access' which provides gated access along this row of cottages. Initially laid to concrete and part paved with tap this then turns into a lawned area with mature hedging and to the rear a lowered seating area which offers complete privacy.

### Material Information

- Freehold Property, Built, C. 1890
- EPC Rating: Awaiting Completion
- Gas Fired Combi Boiler (installed in 2023)
- Mains Gas, Drainage, Water and Electric
- Council Tax Band: C
- Broadband: UltraFibre Available in Village
- Flood Zone 1: Low Risk
- The owner mains right boundary as you look from the rear and trim left hedge
- There is a right of access for the terrace of three neighbours to cross the garden
- This property is situated on the other side of the road from the Lower Odcombe Conservation Area
- Currently all windows are timber framed and single glazed







**Directions:** Using the Masons Arms in the village as your starting point on the left, drive until you come to a left hand bend in the road, the property will be on your left hand side, clearly identified with an Orchards Estates FOR SALE Sign.

<https://w3w.co/basis.runners.invisible>

<https://maps.app.goo.gl/89si8WVoGPZHKuoZ9>



#### Approximate total area<sup>®</sup>

98.96 m<sup>2</sup>

1065.21 ft<sup>2</sup>

#### Reduced headroom

4.54 m<sup>2</sup>

48.88 ft<sup>2</sup>

(1) Excluding balconies and terraces

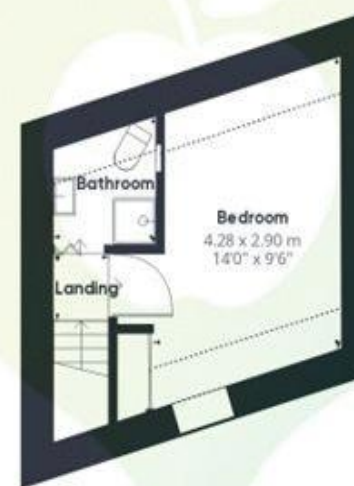
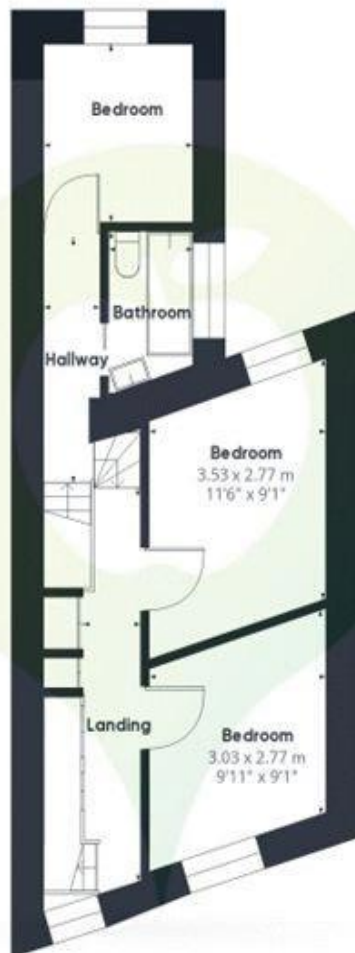
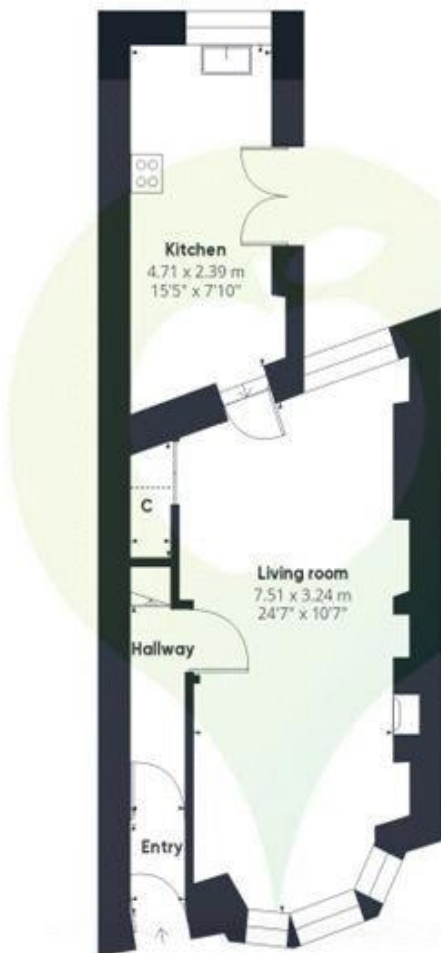
#### Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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