



FOR SALE

3 North Street, Stoke-Sub-Hamdon, TA14 6QP

£340,000



ORCHARDS
ESTATES

A lovely cottage built c. 1880's originally a store house for the local box factory. This property is situated in the heart of Stoke sub Hamdon under the shadows of Ham Hill Country Park.

Built over 3 levels, the entrance is on the ground level over street access, this area acts as a storage area.

Step up to the first floor where you enter the dining room with kitchen to the rear, cloakroom off and further on to the sitting room.

Being in an elevated first floor position the property is really bright and airy with lots of windows.

On the top floor there are 3 bedrooms and the family bathroom.

There is ladder access to the loft, which is boarded and insulated, offering additional space potentially for an office or playroom for a giant train set.

Viewing is highly recommended to appreciate all that this property has to offer.

£340,000



LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdressers, barbers, chemist, veterinary surgery, doctors, dentist, public houses, social club, garage and bus services as well as primary and secondary schools. The local beauty spot of Ham Hill Country Park 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

Nestled at the top of North Street in Stoke sub Hamdon, this property is accessed via the front door. At the front of the property there are a few steps leading to a raised garden area.

Ground Floor Living

Entrance - Stepping through the front door, you will find the stairs to immediately in front of you, with a spacious storage area, which also extends around the back of the stairs.

Storage Room - With double glazed window to front, letter box built into the 3ft wall, the main electric and gas supplies.

First Floor Living

Ascending the stairs to the first floor, you enter the dining room, with the kitchen conveniently located straight in front of you.

Dining Room: This spacious room, featuring wooden beams and two front aspect double-glazed windows, comfortably accommodates a large dining table for six or more. It includes a large open hatch to the kitchen, and stairs leading to the second floor, along with a doorway to the living room.

Living Room: Boasting a front aspect double-glazed window and a rear aspect large, double-glazed feature window with views over the rear garden, this room is filled with natural light. Patio doors open onto the rear

garden, and a feature stone-built fireplace with an inset wood-burning stove adding charm. The beamed ceilings and wall-mounted light fittings enhance the room's airy and inviting atmosphere.

Kitchen: Fully equipped with a range of wall and base units and integrated kitchen appliances, the kitchen includes a rear aspect window, a built-in four-ring gas hob with an extractor, space for a dishwasher and a double built-in oven. Inset downlights, beamed ceilings, a slate-tiled floor, and a wall radiator complete the space.

Utility Room: Matching the kitchen's design, the utility room offers plumbing and space for white goods, a second sink, a slate-tiled floor, and a wall radiator. It features windows to the rear and side and provides access to the rear enclosed courtyard garden.

Cloak Room: This partially tiled room includes a glazed window to the rear, a hand wash basin, a WC, and a storage cupboard.

Top Floor Living

Landing: Ascending the stairs from the dining room, the landing provides access to the loft, which is boarded and equipped with a ladder.

The landing features two front aspect double-glazed windows and two wall radiators, with doors leading to:

Master Bedroom: This spacious room includes a double-glazed rear aspect window with views of Ham Hill, ceiling beams, and a wall radiator. It boasts a large built-in wardrobe and ample space for additional storage.

Bedroom 2: Featuring a double-glazed rear aspect window and a wall radiator, this room includes full-length built-in mirrored double wardrobe.

Bedroom 3: With a double-glazed front aspect window, ceiling beams, a wall radiator, and a built-in double wardrobe, this room is currently used as a study but would make a lovely single bedroom.

Bathroom: This modern suite includes a walk-in spacious shower, a rear aspect window, two wash basins, and a WC. It features ceiling-mounted spotlights, wall lights, mosaic wall tiling, slate-tiled flooring, a wall radiator, and



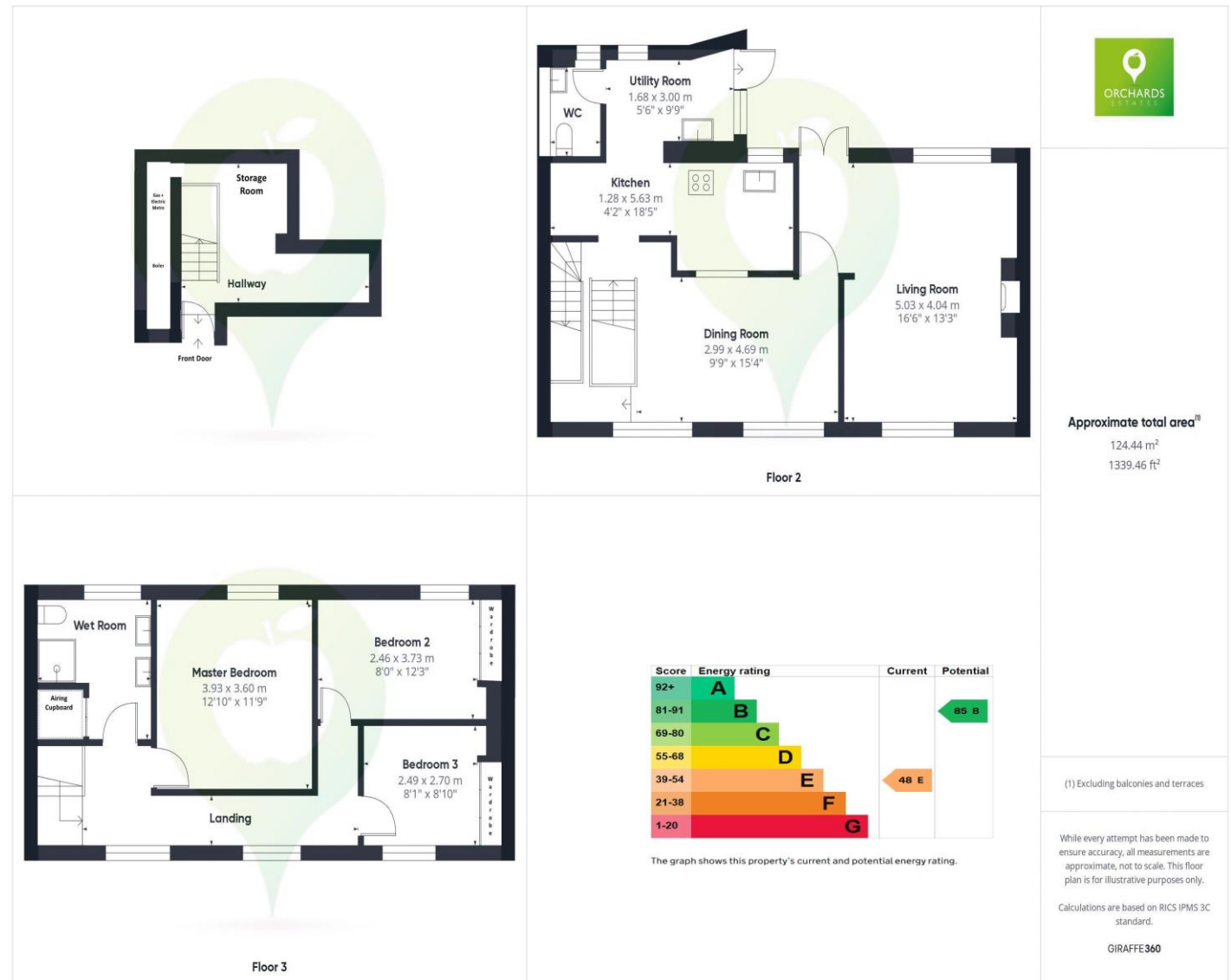
a shaver point. There is also a door to the over-stairs airing cupboard.

Garden

Courtyard Garden: An enclosed walled courtyard garden, laid to patio for easy maintenance. It offers direct access from both the utility room and the sitting room. With a rear access gate over neighbouring property.

Material Information

- Freehold Property, built c. 1880's, converted to residential use in the 1980's
- Council Tax Band: C
- EPC Rating: E (48) Mains drainage, water, gas, and electric
- Boiler - Located in the storage room on ground floor. We are reliably informed by the vendor that this is regularly serviced
- Gas and Electric Meter - Located in the storage room on the ground floor
- Wood Burner - Not currently used by present owner, last swept 2017
- Loft - With ladder and boarded Rear Gate - Access to the High Street via the neighbouring property
- On road parking in the North Street area
- Broadband: OFCOM: Ultrafast 1000Mbps available
- Flood Zone 1 - Low risk of flooding from rivers and sea



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www.orchardsestates.com



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