



**FOR SALE**

Mrs Hallets Cottage, Higher Street, Norton-Sub-Hamdon, TA14 6SN

£325,000



**ORCHARDS**  
ESTATES



Located within the sort after village of Norton Sub Hamdon, this enchanting three-bedroom Grade II listed cottage seamlessly blends rural tranquillity with modern convenience.

The property offers effortless access to local amenities while providing a serene escape from the hustle and bustle of everyday life.

The home features a private garden, perfect for unwinding or entertaining in an idyllic outdoor space, along with stunning views of the surrounding countryside.

Don't miss the opportunity to make this countryside haven your own.

£325,000





## LOCATION

Norton sub Hamdon is one of the most charming Hamstone villages, boasting a vibrant local community and a wealth of amenities. The village features St Mary's Church, CofE Primary School, a community shop with a fully functioning post office, the highly regarded Lord Nelson public house known for its excellent food and role as a local hub, and the irresistibly delicious Katy's Bakes, which offers a cozy daily tea-room with cakes and bakes that are simply too good to resist. Nearby, you'll find a small town with a variety of boutique shops, a Waitrose, and a mainline train station to London (Waterloo). Yeovil and Taunton serve as the commercial centers of the area, offering superb shopping and leisure facilities. There is a daily bus service running every two hours between Yeovil and the popular local village of South Petherton. The A303 trunk road provides convenient access to the M5 and, via the M3, to London. The area is well-served by independent schools such as Perrott Hill, Sherborne, Millfield, Hazlegrove, Port Regis, and Leweston. For sports enthusiasts, there are horse racing events at Wincanton, Exeter, and Taunton, as well as golf courses at Long Load, Sherborne, Yeovil, Bridport, and Windwhistle. This picturesque village and its surroundings offer a delightful blend of community spirit, convenience, and recreational activities, making it an ideal place to call home.

## Approach

This charming character cottage is situated in the village of Norton Sub Hamdon. With access to the property through the front door which is surrounded by mature shrubs just off the pedestrian path.

## Ground Floor Living

Stepping through the front door, you enter the living room which leads into the kitchen with stairs to the first floor and attached outbuilding and stairs leading up to the garden.

**Living Room** - This space, featuring exposed wooden

beams and feature gas fireplace and beautiful window seat looking out onto village views has the typical Somerset cottage feel. There is a large radiator on the rear wall of the living room. and door into the kitchen.

**Kitchen** - The kitchen is a light filled space due to sky light which lets the sunshine pour in. The country style cabinets, worktop and tiles are very in keeping with the feel within the property. The kitchen perfect functions with a stainless steel sink with drainer, integral extractor fan, space for washing machine and cooker, under stairs cupboard. With space for a dining table too. A charming stable door leads out to the outbuilding.

**Out building** - This versatile covered space, with electric, currently is used for a chest freezer and outdoor storage with steps that lead up to the garden.

## First Floor Living

Ascending the stairs from the kitchen, the landing with large radiator and window in front of you and above the stairs. The door on the right leads you into the first bedroom.

**Bedroom** - This first bedroom looks out of double patio doors onto the garden, with that and another window south facing, light floods into this room. The built in storage space which does not take away from the space of this room. With the hard floor and radiator this is a versatile room which is currently used as second living room. Heading back out onto the landing the bathroom is on the right just after the stairs.

**Bathroom** - This modern suite has large walk-in shower, WC, sink with vanity unit and chrome heated towel rail. The walls surrounding the shower and sink are tiled with large built-in storage to the left of the sink.

Coming out of the bathroom and carrying down the hallway you come to the other two bedrooms. Leading into the bedroom on the left.

**Bedroom** - This double bedroom has a front aspect window with exposed wooden beam and loft hatch. There is a radiator on the back wall with slight slopped ceiling in the ends of the room. Heading back out on the hallway the last bedroom is directly in front of you.

**Bedroom** - Another double bedroom with over heard storage on the side wall. With a front aspect window with exposed wooden beam, slightly slopped ceiling and radiator.

## Garden

From the back door, walking past the out house, there are a few steps that lead up to a private patio area, large enough for a small patio



table and a couple of chairs.

Up a few more steps into the tiered garden. mainly laid to grass with some mature shrubs and trees surrounding. The top tier is also grass with a garden/potting shed at the top.

With the left side being south facing, the garden will get sun the majority of the day. A wooden fence on the right-hand boundary and hedge for the left hand boundary.

### Material Information

- Freehold Property
- Rebuilt following a fire in 2011, the structure now stands as a testament to resilience and renewal
- Grade II Character Cottage built in c. 1720
- Council Tax Band: C
- EPC Rating: E
- Mains drainage, water, gas, and electric
- Loft - Loft ladder, part boarded with lighting
- Combi Boiler - 12 years old and we have been reliability informed by the vendor that this is regularly serviced
- On road parking
- Broadband: Ultrafast 1000 Mbps
- Flood Zone: 1 Low Risk of Flooding from rivers

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



### Approximate total area<sup>(1)</sup>

95.56 m<sup>2</sup>  
1028.6 ft<sup>2</sup>

### Reduced headroom

1.1 m<sup>2</sup>  
11.92 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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