



FOR SALE

Highbank House, Higher Odcombe, BA22 8UL

£425,000



ORCHARDS
ESTATES

An exciting opportunity to acquire a detached home in the highly sought-after village of Higher Odcombe.

Boasting a prime elevated position, this property enjoys far-reaching views, including picturesque views of the village church. Conveniently located just three miles from Yeovil and only one mile from the picturesque village of Montacute, it offers easy access to local amenities while maintaining a peaceful setting.

This impressive home features four well-appointed bedrooms. Additionally, the property benefits from off-road parking and a garage, ensuring practicality alongside its stunning surroundings.

A fantastic chance to secure a picturesque home in a desirable location

£425,000



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LOCATION

Higher 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

A sweeping gravel drive welcomes you while unveiling breathtaking views of the historic church and rolling countryside. This tranquil setting perfectly balances privacy with picturesque charm. Step into the entrance porch, featuring a sleek double-glazed door that offers both style and insulation.

Ground Floor Living

Upon entering, the hallway offers a convenient space to hang coats, ensuring a tidy and welcoming entrance.

Bathroom: the bathroom features a full-size bath with a sleek shower overhead, accompanied by a classic pedestal sink and WC. Two double-glazed rear-aspect windows invite natural light, while a radiator ensures warmth and comfort.

Kitchen: Stepping into the kitchen, you're greeted by a practical space featuring a mix of wall and base units complemented by tiled walls. A double oven with grill and hob provides functionality for culinary enthusiasts. An integrated fridge and dishwasher offer seamless Convenience. The charming front-aspect window frames picturesque views of the historic church, enhanced by elegant ceiling beams that add character and warmth to the room.

Breakfast/Dining: A side-aspect double-glazed window bathes the space in natural light, creating a warm and inviting atmosphere. Whether used as a dining area or transformed into a cosy snug, this versatile space offers charm and functionality. A radiator ensures comfort, while exposed beams add

character, blending rustic elegance with modern practicality.

Living Room: A charming Hamstone fireplace serves as the focal point of this inviting space, adding warmth and character alongside exposed beams that enhance its cosy appeal. The front-aspect window fills the room with natural light, creating a welcoming ambiance. A convenient serving hatch leads to the kitchen, while a wooden door opens to the porch, thoughtfully utilized as a laundry and utility room.

Dining Room: A spacious room currently serves as a bedroom but presents a fantastic opportunity to be transformed into a stylish dining area. A rear-aspect window brings in natural light, complementing the warmth of two radiators for year-round comfort. Exposed beams add character, while an elegant archway leads to a separate area, thoughtfully used as a study, offering versatility.

First Floor Living

Bedroom 1: A spacious double bedroom exudes character with charming, exposed beams, adding a touch of rustic elegance. A front-aspect window invites natural light, creating a bright and airy ambiance. Thoughtfully integrated, a sink enhances practicality, making this a comfortable and versatile space.

Bedroom 2: A spacious double bedroom showcases charming, exposed beams, adding character and warmth to the space. A large front-aspect window frames stunning views of the historic church and rolling countryside. The room features fitted wardrobes for ample storage, alongside a Bidet and two sinks for convenience. A radiator ensures year-round comfort.

Bedroom 3: This inviting space features a front-aspect window that welcomes natural light, enhancing its airy and welcoming feel. Exposed beams add character and a touch of rustic charm, while a conveniently placed sink offers practicality. A radiator ensures warmth and comfort, making this a well-balanced and functional room.

Bedroom 4: This space features exposed beams that add rustic charm, complemented by a front-aspect window that invites natural light and offers a pleasant outlook. A radiator ensures warmth and comfort, making it a cosy and versatile area.



WC: This space enjoys natural light from a rear-aspect window, with a radiator ensuring comfort. The WC area features partially tiled walls, a practical sink, and a cupboard for storage.

Garden and Parking

Garden and Parking: The front garden is neatly laid to lawn, bordered by an elegant Hamstone wall that adds character and charm. In the corner, the discreetly positioned oil tank ensures practical functionality without compromising the aesthetic appeal. A detached single garage with up and over door provides secure storage, while ample space allows for the parking of several vehicles, making this an ideal setup for convenience and accessibility.

Material Information

- Freehold Property, cc 1940'S
- Solid Concrete Floor on upper level
- EPC Rating - To be Obtained
- Council tax Band - E
- Mains drainage, water, and electric
- Boiler - We are reliably informed by the vendor that this is 30 years old and has been regularly serviced
- Oil Heating - Wall radiators
- Loft - Loft ladder, part boarded with lighting
- Flood Zone - 1 -low probability of flooding from the sea or rivers
- Broadband - Superfast 76Mbps available



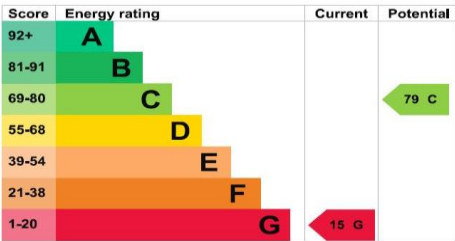
Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area^m

150.6 m²

1621 ft²

Reduced headroom

2.4 m²

25 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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