



FOR SALE

High Street, Stoke-Sub-Hamdon, TA14 6PR

£415,000



ORCHARDS
ESTATES

A Charming Four-Bedroom Home in the Heart of the Village, this deceptive four-bedroom home exudes character, with its oldest section dating back to the 1700s, and extended in 1919.

The property offers ample off-road parking in the former stable yard, two garages and a versatile gym/garden room (which was once a stable).

This unique home seamlessly blends historical charm with modern amenities, making it a perfect choice for those seeking a blend of tradition and contemporary living.

£415,000



LOCATION

Within Stoke sub Hamdon there is a variety of local shops including the community shop with post office counter, 3 hairdressers, 2 cafes, veterinary surgery, doctors surgery and pharmacy, public houses, social club, vehicle repair garage and regular daily bus services as well as primary and secondary schools. The local beauty spot of Ham Hill 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

This delightful residence offers dual access- either through the front entrance via the footpath or through the elegant archway adorned with ornate iron gates, leading to the rear of the property. Its inviting charm and convenient entryways make it a truly special home.

Ground Floor Living

Front Door – Opens into the entrance porch, leading to the

Sitting Room – A bright and spacious living area featuring a front-aspect window with charming leaded glass glazing. The room boasts a striking open fireplace as its focal point, complemented by elegant parquet flooring and exposed beams. A wall radiator ensures warmth and comfort. Leading to the

Dining Room – A welcoming space with ample room for a large dining table seating six or more. The characterful exposed ham stone walls and beams create a rustic yet refined atmosphere, enhanced by wall lighting and a feature fireplace housing a multi-fuel stove. Wooden flooring adds to the charm, while stairs lead up to the first floor with a convenient storage cupboard beneath.

Leading to

Kitchen – Designed for both style and functionality, this well-equipped kitchen includes a front-aspect window with leaded glass glazing, a range of wall and base units, and wooden work surfaces complemented by a tiled splash back and a stainless-steel sink/drainage. Integrated appliances include an under-counter fridge and freezer, a built-in Neff double oven, an induction hob, and an extractor fan. There is also space for a dishwasher. The space is further enriched by exposed beams, a wall radiator, a ceramic tiled floor, and beautiful ham stone walls.

Folding wooden doors lead to the

Sun Room – Constructed from durable UPVC, this conservatory enjoys windows and a door opening onto the

rear aspect courtyard. Featuring a ceramic tiled floor and striking exposed ham stone walls, it offers picturesque views over the village.

Back into the house, is the

Utility Room – Practical and stylish with exposed ham stone walls, this room features a selection of wall and base units for storage. There is space for a washing machine, and the ceramic tiled floor is enhanced by underfloor heating for added comfort.

Wet Room – A sleek and modern suite featuring a large walk-in shower, WC, and wash hand basin. Warmth is provided by a wall radiator with a heated towel rail. The room is tastefully tiled and benefits from underfloor heating, while exposed ham stone walls add a distinctive and appealing feature.

First Floor Living

Ascending the stairs leads to the:

Landing/Hallway – Featuring striking ham stone walls, this landing area is equipped with a wall radiator for warmth and also provides access to the two loft spaces, the larger of which is fully boarded out with a pull down ladder and has lighting.

Stepping up into the

Master Bedroom – A spacious and well-proportioned room offering ample storage. It includes a front-aspect UPVC leaded-effect window, a charming feature fireplace, large built-in wardrobes, and a wall radiator. The exposed ham stone wall enhances the character of the space. Opposite on the landing is the

Family Bathroom – A modern and stylish bathroom with a rear-aspect window. The suite comprises a panelled bath with shower attachment, a WC, and a wash hand basin set within a practical vanity inset. Comfort is ensured with a wall radiator and heated towel rail, while exposed ham stone walls, wood panelling, and tiling add a refined touch. The room also benefits from underfloor heating.

Down the hallway is

Bedroom 2 – A double bedroom boasting a rear-aspect window with picturesque views over the village. The space is enriched by exposed beams, an elegant ham stone wall, and a wall radiator.

Bedroom 3 – A small double bedroom with a front aspect window, thoughtfully designed for comfort with a wall radiator.

Bedroom 4 – A spacious double bedroom enjoying both front and rear aspect windows, with the rear window offering stunning views over the village and surrounding countryside. A wall radiator provides warmth, making this a comfortable and inviting space.

Garden, Garage, Workshop and Parking

Garage and/or Workshop – Featuring an up-and-over garage door, this versatile space is equipped with lighting and power. It also



includes plumbing for a washing machine and houses a wall-mounted gas central heating boiler.

Garage 2 – Another convenient garage space with an up-and-over door, lighting, and power.

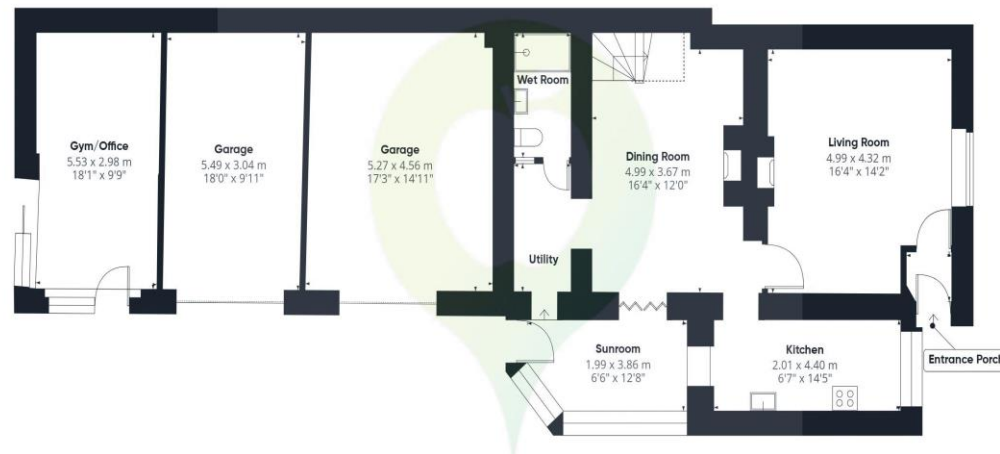
Gym and/or Office – Accessible via a separate entrance from the main courtyard area, this well-appointed space benefits from heating and lighting. Currently used as a gym, it can easily be adapted into an office. The double patio sliding doors open onto a delightful patio area, offering a seamless indoor- outdoor connection.

Outside Area – The property is accessed through double gates leading to a spacious courtyard parking area, providing direct access to the garages.

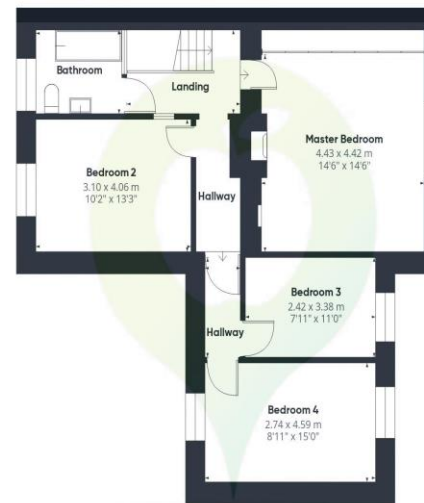
Garden - A charming seating area, a well-maintained garden with a vegetable patch, and breathtaking views over the village and surrounding countryside create an inviting outdoor retreat. Enjoy stunning sunsets from this tranquil setting, adding to the home's picturesque charm. This property offers a wonderful blend of practicality, character, and scenic beauty, making it a truly special place to call home.

Material Information

- Freehold property, dating back to c.1700 and extended 1919
- Council Tax Band: D
- EPC – D
- Mains Electric, Gas, Water and Drainage
- Multi Fuel Burner - We are reliably informed that the chimney was last swept by the vendor
- Open Fires – Living Room and Master Bedroom – not used
- Boiler - 18 months old and is still under warranty. We have been told by the vendor is regularly serviced
- The double glazing is thought to be approx 10 years old
- Two garages/ or workshop and parking for 6 vehicles
- Solar Panels - Owned outright by current vendors and the existing FIT Tariff runs until 2036, currently generating a revenue of £1000 per annum
- Next door has the right of way to their front door, this is just inside the archway and in front of the main gates
- Broadband Speed - Ultra Fast 1000 Mbps.
- Gigaclear is installed in this property
- Floodzone - Very low risk of flooding from rivers and the sea.



Floor 1



Floor 2



Approximate total area⁽¹⁾

190.2 m²
2048 ft²

Reduced headroom

1.1 m²
12 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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