



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 flexible entry either via the front footpath or through an elegant archway with ornate iron gates leading to the rear. Its inviting character and practical layout make it a truly special home.

Ground Floor Living

Entrance Porch & Sitting Room – Step into a light-filled sitting room with front-aspect leaded glass windows, a striking open fireplace, parquet flooring, exposed beams, and a wall radiator for cosy comfort.

Dining Room – A generously sized space with characterful ham stone walls and beams, enhanced by feature lighting and a multi-fuel stove set in a rustic fireplace. Wooden flooring and under-stair storage add practicality.

Kitchen – Stylish and well-equipped, with leaded front window, wooden worktops, tiled splashback, and integrated appliances including a Neff double oven and induction hob. Features include exposed beams, tiled floors, and attractive stonework.

Kitchen – Stylish and functional, this well-appointed kitchen features a front-aspect leaded glass window, wooden worktops, tiled splashback, and stainless-steel sink. Integrated appliances include a Neff double oven, induction hob, fridge, freezer, and space for a dishwasher. Character touches such as exposed beams, ceramic tiled flooring, and striking ham stone walls complete the space.

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 – Sleek and contemporary, this beautifully tiled suite includes a spacious walk-in shower, WC, and wash hand basin. Comfort is enhanced with underfloor heating, a wall radiator, and heated towel rail, while exposed ham stone walls offer a striking finish.

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 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 Privately accessed from the main courtyard, this fully heated and lit space offers flexibility as a home gym, office, or creative studio. Double patio doors open to a charming outdoor area, blending indoor comfort with garden serenity.

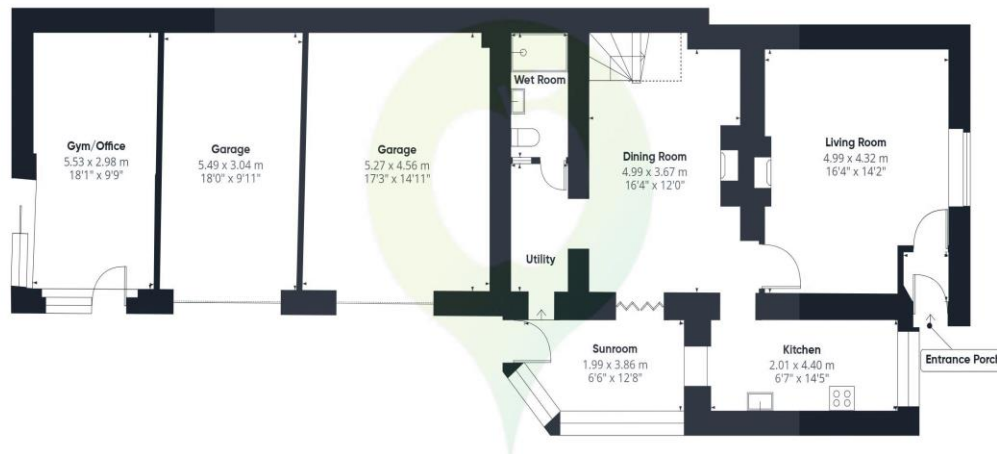


Outside Area – The property is accessed through double gates leading to a spacious courtyard parking area, providing direct access to the garages.

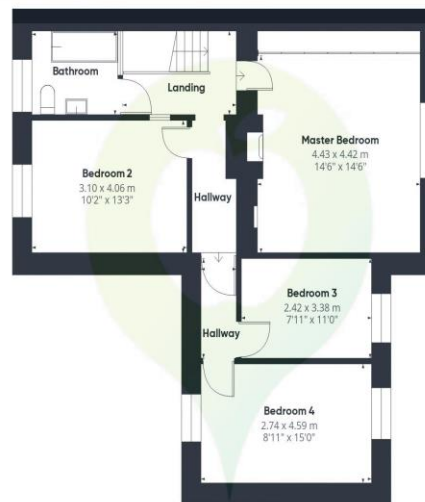
Garden - A charming seating area, well-kept garden with vegetable patch, and sweeping views of the village and countryside offer a serene escape. Enjoy stunning sunsets from this peaceful setting, where character, practicality, and natural beauty come together in a truly special home.

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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