



FOR SALE

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

£400,000



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.

£400,000



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: Light-filled with front-aspect leaded glass windows, open fireplace, parquet flooring, exposed beams, and wall radiator.

Dining Room: Generously sized with ham stone walls, beams, feature lighting, multi-fuel stove in a rustic fireplace, wooden flooring, and under-stair storage.

Kitchen: Stylish with leaded front window, wooden worktops, tiled splashback, integrated appliances (Neff double oven, induction hob), exposed beams, tiled floors, and stonework. Leaded glass window, wooden worktops, tiled splashback, stainless-steel sink, integrated appliances (Neff double oven, induction hob, fridge, freezer), exposed beams, ceramic tiled flooring, and ham stone walls.

Sun Room: UPVC construction with windows and door to rear courtyard, ceramic tiled floor, and ham stone walls.

Utility Room: Ham stone walls, wall and base units, space for washing machine, ceramic tiled floor with underfloor heating.

Wet Room: Tiled suite with walk-in shower.

First Floor Living

Landing/Hallway: Ham stone walls, wall radiator, access to two loft spaces (one fully boarded with pull-down ladder and lighting).

Master Bedroom: Spacious with UPVC leaded-effect window, feature fireplace, large built-in wardrobes, wall radiator, and ham stone wall.

Family Bathroom: Modern with rear window, panelled bath with shower, WC, wash hand basin in vanity inset, wall radiator, heated towel rail, ham stone walls, wood panelling, tiling, and underfloor heating.

Bedroom 2: Double bedroom with rear window, village views, exposed beams, ham stone wall, and wall radiator.

Bedroom 3: Small double bedroom with front window and wall radiator.

Bedroom 4: Spacious double bedroom with front and rear windows, village and countryside views, and wall radiator.

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.

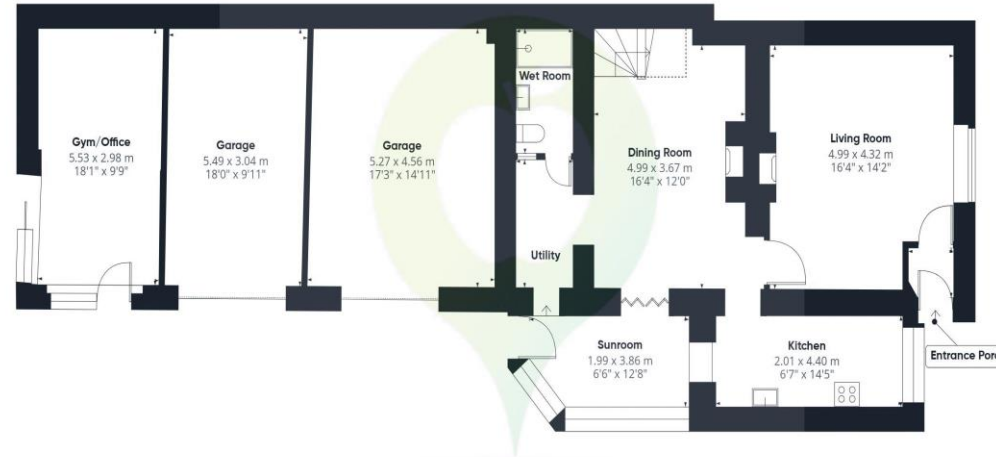
Garden: A charming seating area, well-kept garden with vegetable patch, and sweeping views of the village and countryside offer a serene escape. Enjoy stunning sunsets from this peaceful setting, where character, practicality, and natural beauty come together in a truly special home.



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 in March 2025
- Boiler - 18 months old and is still under warranty. We have been told it 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 right of way to their front door in front of archway
- Chimneys - Bedroom and Living Room - not used
- Broadband Speed - Ultra Fast 1000 Mbps. Giga Clear Broadband is also available in the village
- Floodzone - Very low risk of flooding from rivers and the sea.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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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