



FOR SALE

South Harp Cottage, Over Stratton, South Petherton, TA13 5LF

£900,000



ORCHARDS
ESTATES

Nestled on the edge of a tranquil village, this charming residence embodies timeless English appeal, offering the perfect blend of comfort, practicality, and a touch of luxury.

Spread across two generous floors, this home is designed to suit those looking to downsize, upsize, or simply find that ideal fit, with the added bonus of a spacious annexe.

Lovingly transformed over the past 8 years by its current owners, the property is in immaculate condition.

The owners' deep affection for the location is evident – they plan to remain nearby and build their own eco-home within the grounds, retaining part of the lower garden.

Planning permission for this is currently under review and anticipated to be a straightforward approval.

The sale of the main property will be chain-free, ensuring a smooth and hassle-free transition for the new owners.

If you are seeking a home that offers flexibility, character, and a peaceful setting, we invite you to arrange a visit.

We'd be happy to walk you through the property, review the planning details, and answer any questions you may have.



£900,000



LOCATION

Set between the small, yet charming Hamstone villages of Over Stratton and Lower Stratton the location is centrally situated at about 1.5 miles from South Petherton which is a small residential country town with a village atmosphere set in an attractive surrounding countryside with great road links through the A303 and offers a wide range of shopping facilities, two schools, library, pub, Michelin Star restaurant, cafe, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and bus services to neighbouring towns and villages.

Norton sub Hamdon approx 2 miles away;

Hinton St George approx 4 miles;

Crewkerne with its Waitrose and mainline train linking between London and Exeter is approx 4 miles;

Ilminster, yet another beautiful example of a Hamstone Market town is approx 6 miles away and offers yet another range of boutique shops and restaurants;

The County Town of Taunton (M5 Motorway & Mainline Station to Paddington) is under half an hour drive and the South coast at Lyme Regis just about over half an hours drive.

Approach

Set on the Southern side of South Harp Road at the edge of the village of Over Stratton, this home is approached over a tarmac driveway which splits to provide access to the front door as well as providing side access to the rear set within low level hamstone walls. There is also a gravel parking area for the direct use of the occupant of the annexe.

Ground Floor

Front the impressive front entrance under a tiled Oak framed storm porch providing access to the front door.

Entrance Hall: Providing an immediate feel of comfort and taking into account the age of the property to set the scene for your onward journey into the heart of this gorgeous home. This space provides stairs to the first floor, storage area under the stairs, door to the downstairs **WC**, access to a large pantry and doors to the sitting room and kitchen.

Kitchen/Dining/Hospitality Space: An epic setting of open plan entertaining space to the rear which is adaptable with the folding rear doors, making this a usable space year round with a lovely Southerly outlook.

Sitting Room: Again, a spacious room with fireplace and several windows. **Pantry:** A huge cool storage in the centre of the home, located just off the kitchen entrance.

Utility/Laundry Room: Accessed from the kitchen this a spacious and functional room as it also provides access to the smaller rear terrace garage and links to the annexe.

Upstairs

Reaching the landing, this splits into two distinct areas.

Master Wing: With its own hallway opening to the principal bedroom with high vaulted ceiling and double doors opening out to your own private balcony. This room has a rear low level wall which houses the dressing area. Off this is the full sized bathroom with roll top bath and super large walk-in shower.

Landing: Again a spacious area which provides access to;

Bedroom Two: Accessed through a separating door to create an enclosed space which features the large bedroom, dressing area and full sized shower room.



Bedroom Three: Another double with dual aspect windows and ensuite shower room.

Airing Cupboard: Set to the edge of the landing this is a great storage area and houses the hot water tanks.

Annexe

A great addition if you are looking for a home that can work for several generations of family. With private front entrance opening to the spacious kitchenette. This entire space is set over 1 floor and offers a large double bedroom and a very spacious and accessible shower room. To the rear there is an internal door opening to the laundry room which in turn then opens to the main house. This set up works in that it provides a personal space, distanced from the main house with even you own terrace area or you can join with the main family group if and when it suits.

Gardens

The rear garden can be accessed with vehicles from the driveway through a set of double gates which lead to the main garden area which is fenced. The lawned area is wider than the house itself and offers a nice sunny outlook on a primarily Southern aspect.

Planning

Initially this was a 2.5 acre plot, with the current planning application this will reduce the size of the current plot to allow the current owners to put in place their plans to create a single level, eco home in the lower garden on the Western boundary which will not impact the current house or views as access for this property will be from an existing road. We are currently awaiting the plans to be released on the Somerset Planning Portal, however, we shall have on file in the meantime drawings and plans for your perusal.

Material Information

- Freehold Property, Originally Dating from C. 1919
- Mains Gas, Water, Electric
- Drainage: The waste water is currently on a septic tank, however, we have been informed this will change to mains drainage to be undertaken and be incorporated as part of the build of the new eco home
- The house underwent a complete rewire in 2018
- The gas Boiler was installed in 2018 and has been regularly serviced
- There is a water meter, this is located on the main road
- The fireplace in the living room houses a multi-fuel burner, installed in 2018 and last serviced in August 2024 with new Fire bricks installed
- The AGA in the kitchen has remained unused since 2022
- 9 of the windows were replaced in 2022
- Broadband: OFCOM: UltraFast 1,000Mbps available
- Flood Zone 1: Low Risk

Directions

From the A303 at South Petherton, Hayes End Roundabout, take the exit signposted to Yeabridge.

Follow this road for approx 1 mile until it comes to a T Junction.

Carefully turn right onto South Harp road and stop at the first property on your left, this will be the entrance driveway.

Alternatively, if coming from Over Stratton, when you come to the T Junction at the end of Over Stratton Road, turn left onto South Harp and follow the road, if there are no more houses on your right hand side, you have just edged past the entrance!

<https://w3w.co/love.flux.reservoir>

<https://maps.app.goo.gl/vKSTFKfVGtoXEXGA>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A (92-100)		A (20-28)	
B (81-91)		B (29-33)	
C (69-80)		C (34-38)	
D (55-68)		D (39-45)	
E (39-54)		E (46-52)	
F (29-38)		F (53-59)	
G (1-28)		G (60-65)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	BS 6841:2001/C1	England, Scotland & Wales	BS 6841:2001/C1

AWAITING EPC



Approximate total areaTM

252.03 m²
 2712.83 ft²

Balconies and terraces

51.81 m²
 557.68 ft²

Reduced headroom

6.27 m²
 67.49 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 are based on RICS IPMS 3C standard.

GIRAFFE 360

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