

# Rolfe East



37 North Street, Stoke-Sub-Hamdon, TA14 6QS

Guide Price £699,950

- EXTREMELY PRETTY PERIOD CHARACTER THATCHED DETACHED COTTAGE IN LARGE PLOT.
- DOUBLE GARAGE AND GATED DRIVEWAY PARKING FOR 6+ CARS.
- GAS FIRED RADIATOR CENTRAL HEATING AND CAST IRON LOG BURNING STOVE.
- SHORT WALK TO EXCELLENT VILLAGE AMENITIES AND NEARBY COUNTRYSIDE.
- SUPERB ADDRESS A SHORT WALK TO PICTURESQUE VILLAGE AND LOCAL BEAUTY SPOT.
- OUTBUILDING IDEAL FOR ANCILLARY ACCOMMODATION OR WORK FROM HOME SPACE.
- LARGE FLEXIBLE ACCOMMODATION EXTENDING TO 2818 SQUARE FEET.
- STUNNING LEVEL GARDENS AND PLOT EXTENDING TO JUST UNDER A THIRD OF AN ACRE.
- EXPOSED BEAMS, INGLENOOK FIREPLACE, WINDOW SEATS, OAK FLOORS AND MORE.
- GOOD FLOW OF NATURAL LIGHT VIA DUAL / TRIPLE ASPECTS AND WEST FACING REAR.

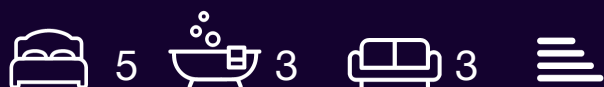
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# The Old Dairy House 37 North Street, Stoke-Sub-Hamdon TA14 6QS

'The Old Dairy House' is a simply stunning, Grade II listed, thatched, period character, extended, detached, double fronted Somerset Long Cottage (2818 square feet) situated in very popular residential address a short walk to the pretty village centre, amenities and beauty spot at Ham Hill Country Park. It comes with a superb, level plot and gardens at the front, side and rear extending to just under a third of an acre (0.30 acres approximately) offering a good degree of privacy and a sunny westerly aspect on the rear. The property comes with private, gated driveway parking at the side and rear of the house providing space for six cars leading to a double garage plus attached studio room / occasional bedroom six – ideal for ancillary accommodation or a work-from-home space. The main house is oozing with period character features – ideal for the cottage enthusiast – including exposed beams, Inglenook fireplace, exposed natural stone elevations, window seats, natural stone mullion windows and latch doors. It is heated by a mains gas fired radiator central heating system, some electric under floor heating and a cast iron log burning stove. It also benefits from some double glazing. The well-arranged accommodation boasts excellent levels of natural light from a sunny east to west aspect and dual and triple aspects. It comprises large entrance reception hall, sitting room, dining room, impressive open-plan kitchen breakfast room, office / ground floor double bedroom five, utility room and ground floor WC / cloakroom. On the first floor there is a large landing area, master double bedroom with en-suite shower room and views to countryside and Ham Hill country park, three further generous double bedrooms and a family bathroom. It is beautifully presented throughout. Countryside and excellent village amenities are a short walk away – ideal as you do not need to put the children or the dogs in the car! THIS BEAUTIFUL COTTAGE SIMPLY MUST BE VIEWED!



Council Tax Band: F



Stoke Sub Hamdon offers and very pretty heart and a broad range of amenities including a number of shops, doctors, hairdressers, beauty and massage therapists and veterinary surgeries, a choice of pubs, a memorial hall, primary school and secondary school. The village is at the foot of Ham Hill Country Park which as well as a network of footpaths, has spectacular views over the south Somerset countryside. There are several National Trust properties close by (including Montacute House), the Jurassic Coast, Glastonbury, Bath, Bristol and Exeter are all within an hour's drive, and within easy reach for daytrips. Transport links are excellent with the A303 trunk road accessible within approximately 1 mile. Train stations in nearby Yeovil and Crewkerne offer regular services to London (Waterloo) and Exeter from Yeovil Junction and Bristol and Bath from Yeovil Penn Mill. This rare and unique property is perfect for those aspiring family buyers looking for the ideal Somerset home, making the most of the 'work from home' culture at the moment, wealthy South Eastern buyers with cash looking for somewhere to settle in this exceptional area. It also may appeal to the second home/holiday let/pied-a-terre or buy-to-let market as well. The town centres of Yeovil and Sherborne are short drives away. Sherborne boasts a superb boutique high street with coffee shops, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world famous private schools. It is also a short drive to the mainline railway station making London Waterloo directly in just over two hours. Sherborne has recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' - a top class, recently opened arts and conference centre plus superb restaurant.

Paved pathway to front door. Outside light. Glazed front door to entrance reception hall.

**ENTRANCE RECEPTION HALL:** 23'6 maximum x 7'2 maximum. A generous entrance reception hall providing a greeting area and a heart to the home. Oak staircase rises to the first floor, under stairs storage recess. Door leads to under stairs storage cupboards, radiator. Doors lead off the entrance hall to the main ground floor rooms.

**SITTING ROOM:** 18' maximum x 15'10 maximum. A beautifully presented, well proportioned main reception room enjoying a light dual aspect with Hamstone mullion window to the front and two windows to the side, feature Inglenook Hamstone fireplace with cast iron log burning stove, Hamstone hearth, shelved alcoves, moulded skirting boards and architraves, window seat, two radiators, TV point, new fitted carpet.

**DINING ROOM:** 17'5 maximum x 11'10 maximum. Able to accommodate large dining room table, Hamstone mullion window to the front, window seat, oak flooring, exposed beam, radiator. Multi pane glazed door leads from the dining room through to the

**KITCHEN BREAKFAST ROOM:** 20'2 maximum x 12' maximum. A range of oak panelled country kitchen units comprising stone effect laminated worksurface, inset one and a half ceramic sink bowl and drainer unit with mixer tap over, decorative tiled surrounds, a range of drawers and cupboards under, integrated dishwasher, large fitted Rangemaster range style electric double oven and grill with five burner gas hob and warming plate, Rangemaster cooker hood extractor fan over, a range of matching wall mounted cupboards, glazed display cabinets, Hamstone mullion window to the front, travertine floor tiles, double glazed window to the side, radiator, TV point, telephone point, exposed Hamstone elevations, integrated double fridge and double

freezer, retractable larder cupboard, exposed beams. Glazed and panel door leads to the rear patio.

Doors from the entrance reception hall leads to

**OFFICE / OCCASIONAL GROUND FLOOR BEDROOM FIVE:** 13' maximum x 9' maximum. A room offering flexible uses (potentially a ground floor double bedroom) enjoying a light dual aspect with double glazed windows to the rear and side, glazed personal door to the side ideal for self-contained living, radiator, moulded skirting boards and architraves, telephone point.

**UTILITY ROOM:** 9' maximum x 8'8 maximum. A range of fitted cupboards and units, laminated worksurface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit, cupboards under, space and plumbing for tumble dryer and washing machine, space for fridge freezer, wall mounted boiler, radiator, ceramic floor tiles, double glazed window to the rear. Double doors lead to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving.

Glazed and panel door from the entrance reception hall leads to

**CLOAKROOM / WC:** 4'5 maximum x 5'3 maximum. Fitted low level WC, pedestal wash basin, double glazed window to the rear, ceramic floor tiles, radiator.

Oak staircase rises from the entrance hall to the

**FIRST FLOOR LANDING:** A generous landing area measuring 26'11 maximum x 5'5 maximum. Exposed beams, radiator, window to the rear overlooks the rear garden. Sliding doors lead to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving and wardrobe cupboard space. Doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 16'7 maximum x 12' maximum. A generous double bedroom enjoying a light dual aspect with double glazed windows to the front and side, the front enjoys extensive countryside views and views to Ham Hill and St Michaels Mount beyond neighbouring properties, moulded skirting boards and architraves, radiator, sliding mirrored doors lead to fitted wardrobe cupboard space. Panel door leads to

**EN-SUITE SHOWER ROOM:** 6'5 maximum x 7'5 maximum. A modern white suite comprising low level WC, wash basin in oak worksurface, cupboards under, double sized glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, tiled floor, radiator, double glazed window to the rear, shaver point, tiling to splash prone areas, mirrored bathroom cabinet, ceramic floor tiles.

**BEDROOM TWO:** 13'2 maximum x 11'9 maximum. A second generous double bedroom, window to the front enjoying countryside views beyond neighbouring properties, radiator.

**BEDROOM THREE:** 12'7 maximum x 13'1 maximum. A third generous double bedroom enjoying a light dual aspect with windows to the front and side, front enjoys countryside views beyond



neighbouring properties, radiator, TV point.

**BEDROOM FOUR:** 13'1 maximum x 9'11 maximum. A fourth generous double bedroom, window to the front enjoying countryside views beyond neighbouring properties, exposed beams, radiator.

**FAMILY BATHROOM:** 8'10 maximum x 6'4 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with mains shower over, shower rail, tiling to splash prone areas, tiled floor, shaver point, radiator, exposed beams, double glazed window to the side.

#### **OUTSIDE:**

This fabulous, detached property stands in a level plot extending to just under a third of an acre (0.3 acres approximately). Steps rise to pathway leading to the front door, outside light.

A generous front garden laid to lawn giving a good depth from the road enclosed by Hamstone walls and boasting a variety of well stocked mature flowerbeds, trees and shrubs.

Dropped curb gives vehicular access from the road shared with next door. Double timber gates gives access to private driveway area providing off road parking for five cars or more, laid to stone chippings, driveway area benefits from outside tap, outside security lighting. Driveway leads to

**DOUBLE GARAGE:** 18'9 maximum in depth x 19'4 maximum in width. Up and over automatic garage door, window to the side, light and power connected.

**ATTACHED WORKSHOP / STUDIO ROOM:** 25'3 maximum x 10'11 maximum. A very well-presented room offering flexible use, two windows to the side, exposed beams, light and power connected. This room offer fantastic scope for work from home space or conversion to an annex or ancillary accommodation, subject to the necessary planning permission.

Driveway area leads to the **MAIN REAR GARDEN:** A beautifully presented landscaped rear garden laid mainly to lawn bordered by mature hedges and Hamstone walls, extensive rockery garden, a selection of beautiful mature trees, large paved patio seating area offering a good degree of privacy, outdoor power point, historic pump feature. Steps lead to further raised garden area laid to stone chippings with further mature fruit trees. Further steps rise to area housing greenhouse, vegetable garden and fruit nets.





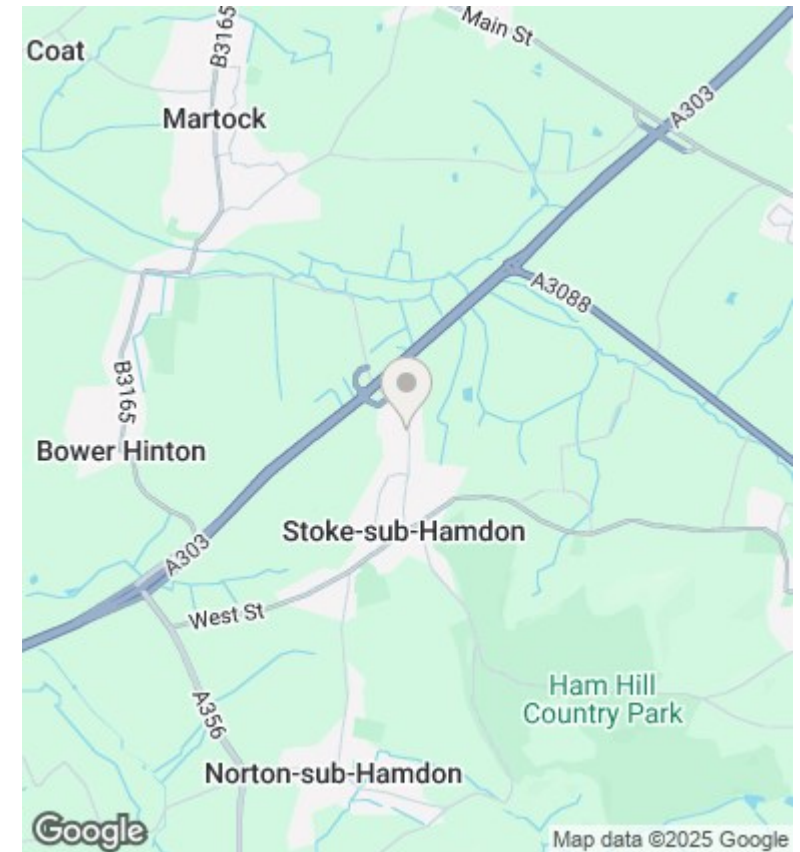


North Street, Stoke Sub Hamdon, Somerset TA14



Approximate Gross Internal Floor Area 2,818 sq. ft / 261.83 sq. m

© 2024 Rolfe East (Sherborne). This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decision in relation to this property. That may be relied on them.



## Directions

## Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

## Council Tax Band

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