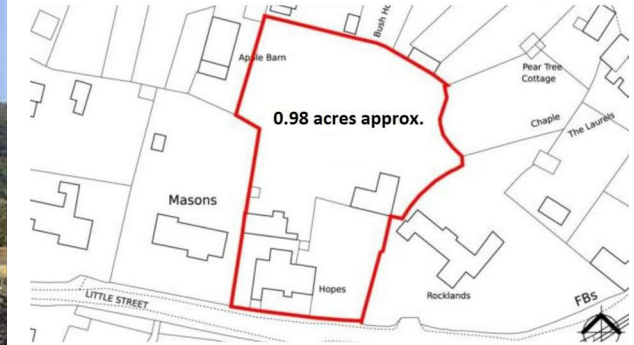


Rolfe East



Little Street, Norton Sub Hamdon, TA14 6SR

Guide Price £1,200,000

- HANDSOME, PERIOD, NATURAL STONE, DETACHED, DOUBLE-FRONTED HOUSE.
- DRIVEWAY PARKING FOR 7 CARS OR MORE.
- PRETTY SOMERSET VILLAGE LOCATION IN THE SHADOW OF HAMHILL (a local beauty spot).
- NO FURTHER CHAIN.
- STUNNING LEVEL PLOT AND WALLED GARDENS EXTENDING TO ONE ACRE APPROX.
- EXTENSIVE SIX BEDROOM+ ACCOMMODATION EXTENDING TO 4891 SQUARE FEET.
- PLANNING PERMISSION PASSED TO BUILD TWO DETACHED BUNGALOWS IN GROUNDS.
- LARGE HEATED INDOOR SWIMMING POOL.
- TWO STOREY HOLIDAY COTTAGE (previously generating £11,500 a year).
- VILLAGE VIEWS INCORPORATING PRETTY PARISH CHURCH.

Hopes Little Street, Norton Sub Hamdon TA14 6SR

WITH PLANNING PERMISSION FOR TWO SUBSTANTIAL DETACHED BUNGALOWS IN THE GROUNDS! WITH HOLIDAY COTTAGE, INDOOR SWIMMING POOL AND JUST UNDER 1 ACRE OF GROUNDS! 'Hopes' is a handsome, substantial (4891 square feet), double-fronted, detached, period (circa 1807), natural stone house situated in a top residential address in this sought-after Somerset village. The amazing home is situated in a plot and level grounds of approximately one acre (0.98 acres). The gardens are stunning and enclosed by period, Hamstone walls. A private driveway approach provides off road parking for 7 cars or more and gives access to the main rear garden and outbuildings. The house comes with a detached, natural stone two-storey barn conversion that the owner currently uses as a successful holiday let. The property also comes with a detached stone outbuilding housing a large, heated indoor swimming pool with attached lounge and showers. The main house is enviably free from the restrictions of Grade II listing and yet retains many beautiful character features including Inglenook fireplaces, exposed beams, internal stone work, panelled window shutters and original room service bell system. The house is heated via a mains gas fired radiator central heating system and also cast iron log burning stoves. It also benefits from uPVC double glazing. The vast, flexible living accommodation boasts good levels of natural light from dual and multiple aspects. It comprises large entrance reception hall, drawing room, dining room, sitting room, farmhouse kitchen, utility room, laundry room, boiler room and ground floor WC. On the first floor there is a large landing area, four generous double bedrooms – one with en-suite shower room, a substantial first floor family bathroom and separate shower room. On the second floor, there are a further two bedrooms – one with dressing room / cot room attached and one with a further en-suite shower room. For information on the planning permission - Ref. No: 25/00206/FUL.



Council Tax Band: G



The house enjoys nice outlooks of the village and pretty parish church and is surrounded by attractive properties. It is a short walk to a top village pub as well as being within walking distance of some fabulous countryside walks at Ham Hill Country Park. The pretty village of Norton- sub-Hamdon has many of its houses constructed from the distinctive Hamstone taken from nearby Ham Hill. The village has good amenities including a parish church, village hall, convenience store/post office, primary school and very popular village pub. Crewkerne is conveniently close by for all day to day requirements including regular direct services to Waterloo (2 hours 30 minutes). For air travel, the airports at Exeter and Bristol are both about an hour's drive away. The local area offers a wide choice of schools from both the state and independent sectors. The latter includes Perrott Hill, the Sherborne schools, Leweston and Hazlegrove. The prestigious town of Sherborne is only a short drive away with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools is just a short drive away. It is also a short drive to the mainline railway station to London Waterloo.

PLANNING PERMISSION: There is planning permission passed for the erection of two substantial, detached bungalows in the grounds of 'Hopes'.
See Somerset Planning Portal for more information. Ref. No: 25/00206/FUL.

Stone steps and pathway with wrought iron gates leads to pitched storm porch, outside light, solid oak glazed front door leads to entrance reception hall.

Entrance Reception hall - 23'2 Maximum x 14'7 Maximum
A generous entrance reception hall providing a greeting area and a heart to the home, oak staircase rises to the first floor, travertine tiled floor, painted panelling to dado height, moulded skirting boards and architraves, exposed oak beams, period-style radiator, oak double glazed door leads to the rear garden, period panel doors lead off the hall to the main ground floor rooms.

Sitting Room – 18'7 Maximum x 14' Maximum
A beautifully presented well-proportioned main reception room enjoying a wealth of character, inglenook nature stone fire recess with stone hearth, cast iron log burning stove, uPVC double glazed window to the front with views across fields, fitted pine shutters, moulded skirting boards and architraves, dado rail, period-style coving, feature stone flooring, period-style radiator.

Dining Room – 14' Maximum x 14'3 Maximum
Enjoying a light dual aspect with uPVC double glazed windows to the front and side, Hamstone feature fire place recess with slate hearth, cast iron log burning stove, exposed beams and exposed brick elevations, moulded skirting boards and architraves, period-style radiator, solid oak floor.

Farmhouse Kitchen – 23'5 Maximum x 13'1 Maximum
A range of solid wood hand painted panelled kitchen units, comprising tiled work surface, inset one and a half sink bowl and drainer unit with mixer tap over, mains gas fired Aga, a range of fitted drawers and cupboards under, space and plumbing for dishwasher, space for upright fridge freezer, enjoying a light dual aspect with uPVC double glazed windows to the side and rear, ceramic floor tiles. Entrance leads from the farmhouse kitchen to breakfast room providing a full through-measurement of 21'3.

Breakfast Room – 16'4 Maximum x 12'5 Maximum
Inglenook nature stone fireplace with paved hearth, cast iron log burning stove, ceramic tiled floor, exposed Hamstone internal elevations, uPVC double glazed period-style sash window to the side, pine latch door from the farmhouse kitchen leads to boiler room.

Boiler Room - 9'2 Maximum x 10'11 Maximum
Floor standing gas fired boiler, ceramic floor tiles, uPVC double glazed door and window to the side, latch door leads to walk-in larder with wall mounted shelving, uPVC double glazed window to the side. Entrance from the

boiler room leads to utility room.

Utility Room - 9'10 Maximum x 10'4 Maximum
A range of fitted panelled kitchen units comprising timber oak work surface, inset stainless steel sink bowl and drainer unit with mixer tap over, tiled surrounds, range of fitted cupboards under, space for under counter fridge and freezer, integrated freezer, matching wall mounted cupboards, brick feature fire place and hearth, ceramic floor tiles, panelling to dado heights, a dual aspect with uPVC double glazed windows to the front and side.

Pine panelled door leads from entrance reception hall to laundry room.

Laundry Room – 9'5 Maximum x 7' Maximum
A range of fitted kitchen units comprising laminated work surface, insert one and a half sink bowl and drainer units, a range of drawers and cupboards under, space for freezer, uPVC double glazed window to the rear, quarry tiled floor, pine panelled door from the laundry room leads to ground floor WC.

Ground floor WC – Fitted low level WC, inset wash basin into tiled work surface, cupboard under, tiling to splash prone areas, quarry tiled floor, heated towel rail, uPVC double glazed window to the rear.

Staircase rises from the entrance reception hall to the first floor landing. A large landing area, uPVC double glazed period-style sash window to the rear, moulded skirting boards and architraves, period-style coving.

Master Bedroom – 14'4 Maximum x 13' Maximum
A generous double bedroom, uPVC double glazed window to the front enjoying extensive countryside views, period-style radiator, painted panelling to dado height, moulded picture rail, panelled door leads to en-suite shower room.

En-suite Shower room – A white suit comprising low level WC, wall mounted wash basin, glazed shower cubicle with wall mounted mains shower, uPVC double glazed window to the side, chrome heated towel rail.

Bedroom Two – 16'2 Maximum x 13'6 Maximum
A second generous double bedroom, uPVC double glazed window to the front enjoying extensive countryside views, period-style radiator, moulded skirting boards and architraves, moulded picture rail, door leads to fitted wardrobe cupboard space, housing lagged hot water cylinder and immersion heater.

Bedroom Three – 14'4 Maximum x 12'9 Maximum
A third generous double bedroom, uPVC double glazed window to the side, period-style radiator, exposed elm floor boards, doors lead to fitted wardrobe cupboard space, vanity unit with shaver light and point.

Bedroom Four – 12'4 Maximum x 9' Maximum
Another generous double bedroom, uPVC double glazed window to the rear, vanity units, timber door leads to fitted wardrobe cupboard space.

First floor family bathroom – 8'1 Maximum x 8'10 Maximum
A period-style white suite comprising, pedestal wash basin, low level WC, tiled panelled bath with ceiling mounted mains shower over, tiling to splash prone areas, uPVC double glazed window to the front, radiator.

Separate family shower room - 10'1 Maximum x 7'8 Maximum
A fitted suite comprising, low level WC, pedestal wash basin, glazed corner shower cubicle with wall mounted mains rain shower over, uPVC double glazed window to the rear, door leads to shelved linen cupboard.

Staircase rises from the first floor landing to the second floor.

Bedroom Five – 16'5 Maximum x 15'6 Maximum
A large further bedroom enjoying exposed ceiling rafters, double glazed Velux ceiling window to the front enjoying

lovely views across fields and countryside, electric night storage heating, doors lead to eaves storage cupboard space, further latch door leads to dressing room.

Dressing Room – 8' x 6'6
uPVC double glazed window to the side.

Bedroom five is a through-room to bedroom six.

Bedroom Six – 16'5 Maximum x 15'4 Maximum
Exposed ceiling rafters, double glazed Velux ceiling window to the front enjoying views across countryside and a local beauty spot, exposed beams, sliding doors lead to fitted wardrobe, cupboard space, pine panelled door leads to en-suite shower room.

En-suite shower room – 8'1 Maximum x 4'8 Maximum
A white suite comprising low level WC, pedestal wash basin, glazed shower cubicle with wall mounted electric shower over, uPVC double glazed window to the side enjoying views across the village to countryside beyond, chrome heated towel rail.

Outside

At the front of the property, stone steps lead to wrought iron double gates, stone paved pathway leads to front storm porch, outside lighting. A picturesque front garden, enclosed by natural Hamstone walls, laid to lawn, enjoying a variety of mature trees, creeper plants, including mature rose, ornamental cherry. Entrance from the front garden gives access to the side garden. An impressive lawned garden enclosed by natural stone walls, timber pergola, a variety of mature trees, brick paved patio seating area with further outside lighting, undercover barbecue area, further extensive raised patio seating area, with high Hamstone wall and greenhouse, further outside lighting.

A dropped curb gives vehicular access from Little Street to an extensive private driveway leading to the side and rear of the property, outside lighting, outside tap. Door leads to gardeners WC, area for LPG cannisters. The driveway leads under an archway to the rear of the property. This property has offroad parking for 8 to 10 cars or more. The main portion of rear garden is particularly impressive. The plot and level gardens extend to 0.98 acres (just under 1 acre). The rear garden is surrounded by attractive village properties and enjoys a backdrop to local beauty spots such as Ham Hill and surrounding countryside. The rear garden boasts a variety of mature trees and is enclosed by a mixture of natural stone walls and fencing, stone garden store.

Further natural stone outhouse/ workshop, natural stone holiday let cottage named 'Swallows Rest'. 'Swallows Rest' is currently set up as a holiday cottage comprising accommodation set over two floors, with a double bedroom, en-suite wet room on the ground floor, stairs rise to an open-plan kitchen / lounge diner which measures 19'1 x 13'2, from which doors open on to a deck area, ideal for alfresco dining.

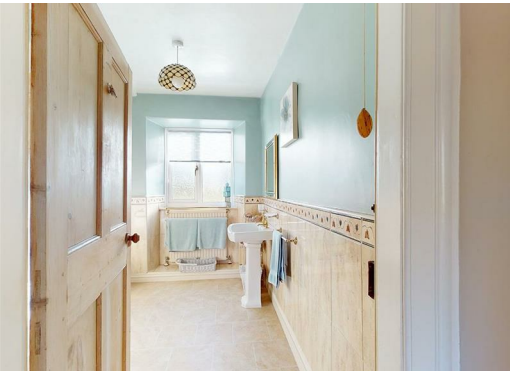
Please note: Over the last three years the holiday cottage has generated an approximate average annual income of £11,500.

Natural stone detached pool house, comprising of two mains rooms, pool room / summer room.

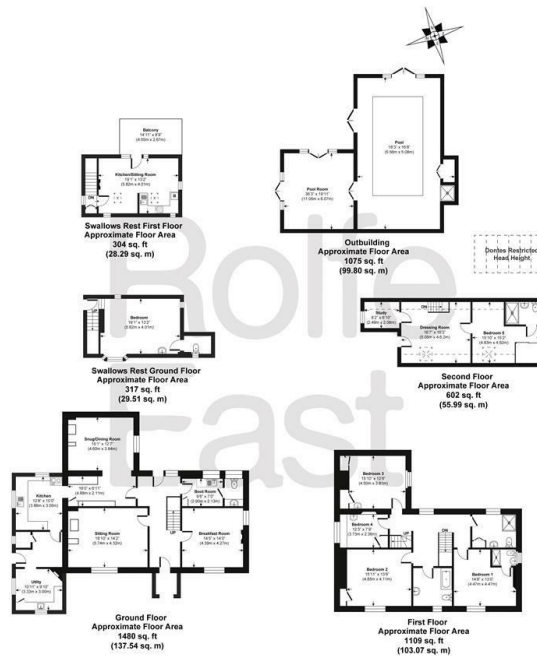
Pool Room / Summer Room - 16'5 Maximum x 19'5 Maximum
A useful room providing a variety of uses, enjoying a light dual aspect with hardwood double glazed doors and windows to the side and rear overlooking the rear garden, ceramic floor tiles, two radiators, glazed double doors lead to the main pool room.

Main Pool Room - 19'11 x 36'3
Housing an inset heated swimming pool, 9 metres by 3.6 metres (29'10 in length x 11'9 in width) with an average depth of 1.2 metres, tiled floor area, exposed beams and natural stone elevations, hard wood double glazed doors and windows to side and rear overlooking the rear garden, entrance to shower area tiled walls and floors, electric shower, double doors lead to pump room, housing boiler and sand filtration unit.



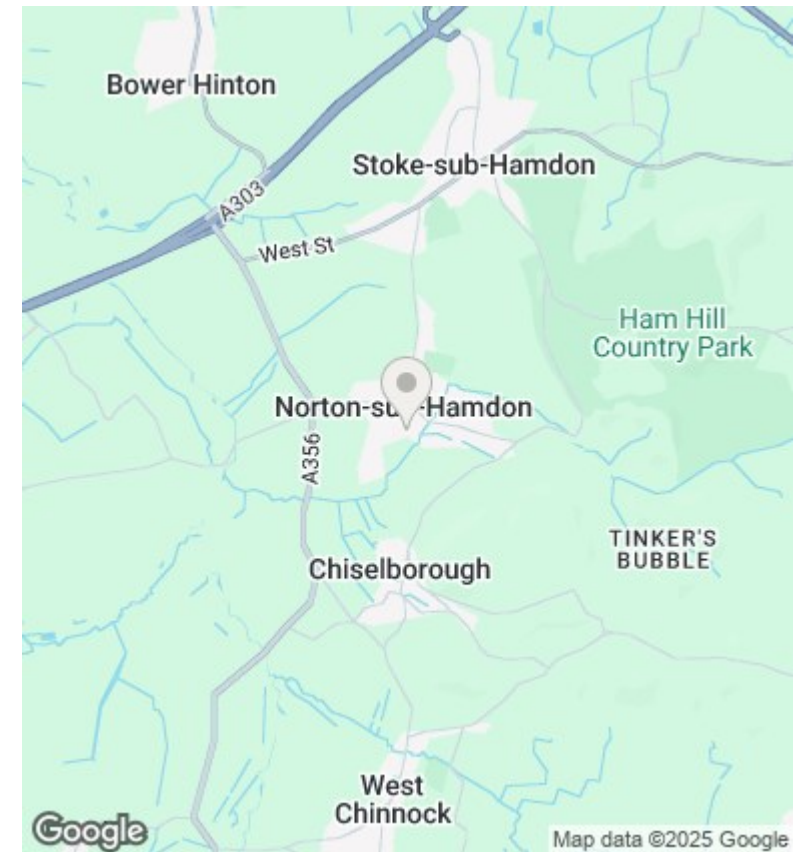


Little Street, Norton Sub Hamdon, Somerset TA14



Approximate Gross Internal Floor Area 4891 sq. ft / 454.20 sq. m

© 2022 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. While every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



Directions

Viewings

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

Council Tax Band

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