

LODESTONE



Millstream





Millstream

TA14 6SD

4

Bedrooms

2

Bathrooms

4

Receptions

PROPERTY FEATURES

- Handsome detached family house with 1.8 acre paddock and outbuilding.
- 4 bedrooms, 3 receptions, 2 bathrooms
- Garage and conservatory
- Conservation area
- Further land available by separate negotiation
- Tractor shed and store
- Attractive gardens
- Premium village location



Situated in the heart of Norton Sub Hamdon, Millstream is a picturesque, detached family house and lies at the end of a quiet, no through road. Dating from 1988 and built in fine golden Ham stone, this lovely family home comes with a particularly pretty garden and a 1.8-acre fenced paddock accessed from the rear of the house.

The front door opens to a spacious reception hall with access to two reception rooms and a fabulous kitchen dining area at the heart of the house. The sitting room is spacious with two sets of glazed double doors, one opening directly to the garden and the other to a fine conservatory that runs along the South side of the house. With a fine slate floor and bespoke shading, this is an ideal place to take in stunning views of the garden and the glebe land beyond. The sitting room itself is warmed by a fire that sits beneath a Portland stone surround. The kitchen / dining area is impressive – a combination of laminate and granite worktops sit atop a range of shaker styled units that house an integrated Bosch dishwasher and a double sink unit. A pretty island sits in the centre of the room and doubles as a breakfast bar whilst a gas-fired two oven aga adds a touch of luxury. Terracotta tiles lie underfoot and extend to the dining area immediately off the kitchen. Also off the kitchen is a cloakroom and doors that open internally to the garage.

An attractive staircase rises to the landing area with access to a principal bedroom suite, three further bedrooms and a family bathroom. The principal bedroom comes with an en-suite bathroom and a spacious dressing area with wall to ceiling built in wardrobes and shelving. The bathrooms are dressed in porcelain tiles and



traditionally styled fixtures and fittings. All the rooms upstairs have views of the garden.

The Paddock

What sets this house apart is a magnificent 1.8-acre paddock situated behind the house beyond a pretty stream. It has been sub divided into two areas and both are bordered by fine post and rail fencing. Immediately adjacent to the paddock is a tractor shed and an additional workshop that act as ideal amenities to the land. NB. A further field that extends to 8.25 acres (accessible from the paddock via a footpath that runs through land owned by the Woodland trust) or by a track may be available by separate negotiation. NB. There is a public footpath through part of the paddock.

Outside

The gardens to the rear of the house are mainly laid to lawn and are particularly pretty. They can be accessed via both sides of the house and feature a walkway that runs beneath a timber framed construct embellished with greenery. Well stocked borders are beautiful with a wide range of mature shrubs and planting that light up the landscape. Doors open in the fencing on the near boundary and a pretty path leads to the paddock. To the front and adjacent to the house is a garage with access to a parking area.





Situation

Millstream sits in an enviable position in the centre of Norton Sub Hamdon, a premium village just West of Yeovil. The majority of the houses and cottages in the village are made from the local stone, hamstone, which is taken from the nearby Ham Hill, from which the village gets its name. It is a thriving community, and the village boasts its own village shop, The Lord Nelson pub, a primary school and a glorious 13c church. Further afield, Crewkerne has both a Waitrose and a Lidl supermarket and the nearby towns of Yeovil and Sherborne are excellent for further shopping. Notable local pubs and restaurants in the area include the 'Lord Poulet Arms' in Hinton St George, Mark Hix's country pub the Fox Inn in Corscombe and The Holm restaurant in South Petherton. Sporting facilities nearby include horse racing at Wincanton, Exeter, or Taunton, sailing or fishing at Sutton Bingham reservoir and golf at Sherborne or Windwhistle. Bridport and the Jurassic coast are a comfortable drive away.

Directions

Postcode: TA14 6SD - What three words: repeats.pull.scripted

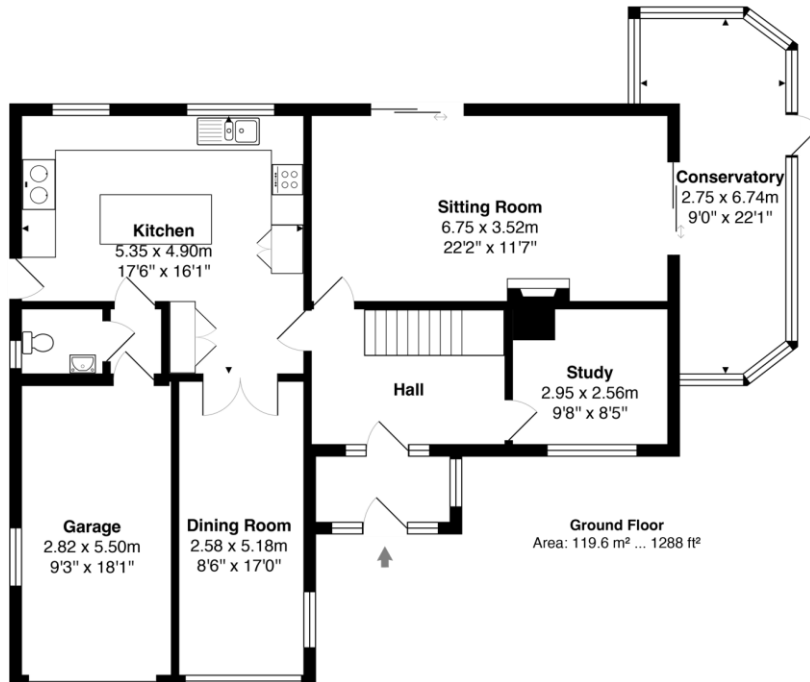
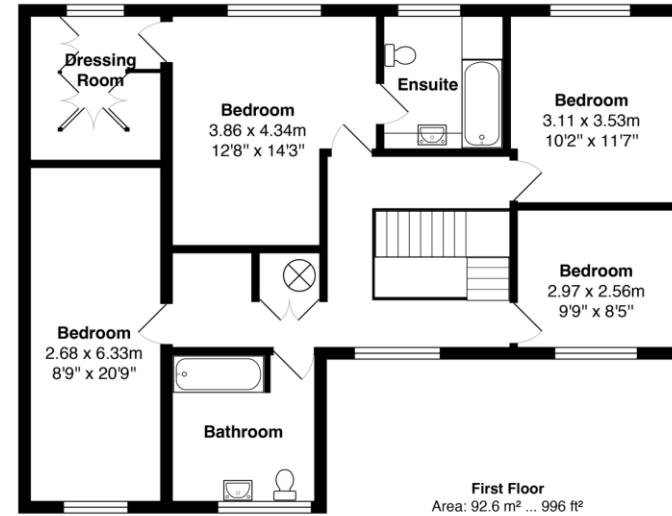
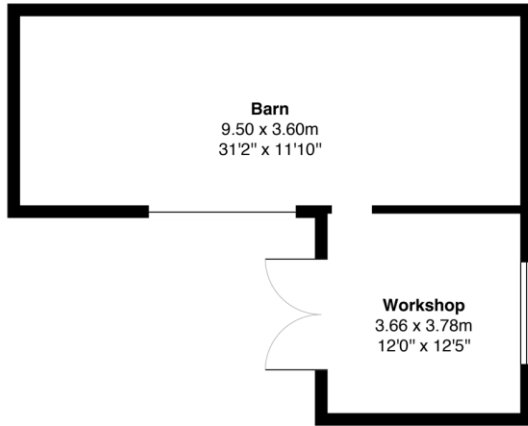
Services Mains electricity water and drainage Gas central heating

Council Tax Band F

Local Authority Somerset Council

Tenure Freehold

EPC rating - to be advised



Millstream, 3 Glebelands, Norton Sub-Hamdon



Approximate gross internal floor area of main building - 212.2 m² / 2,284 ft²

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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