

Symonds
& Sampson

Cole Lane Cottage

North Street, Stoke-Sub-Hamdon, Somerset

Cole Lane Cottage

North Street
Stoke-Sub-Hamdon
Somerset
TA14 6QQ



- Charming Hamstone Cottage
- Very Favoured Village Location
 - Spacious Accomodation
 - 3 Bedrooms, 2 bathrooms
- Large Sitting/dining Room with Working Fireplace
 - Generous Kitchen/Breakfast Room
 - Further Playroom/Study/Dining Room
 - Conservatory
- Lovely Rear Garden and Terrace with Sunny Aspect
 - View to Ham Hill

Guide Price £475,000
Freehold

Yeovil Sales
01935 423526
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THE DWELLING

A charming semi detached character house with sitting/dining room with working fireplace, kitchen breakfast room, further playroom/study/dining room, utility room, cloakroom/wc, conservatory, 3 bedrooms, 2 bathrooms, garden and terrace patio area enjoying a sunny aspect.

ACCOMMODATION

This lovely hamstone semi detached house comprises and initial entrance lobby, door to a large sitting/dining room with working hamstone fireplace and window seats, a generous kitchen breakfast room, further playroom/study/dining room, utility room, cloakroom/wc and, conservator. To the first floor is a landing (painted floorboards), and access to a boarded loft space 3 bedrooms, 2 bathrooms, garden and terrace patio area enjoying a sunny aspect.

OUTSIDE

To the front is a low stone wall enclosing an attractive small garden. The main rear garden is laid to lawn with views to the village to Ham Hill. There is a further large paved terrace area ideal for alfresco dining and enjoys much light and sunshine due to its aspect. There is an outside tap, storage and small chicken run. Stone steps lead to a further hardstanding area with gates to Cole Lane and access to the conservatory and the study/playroom/dining room.

On street parking is located in Cole Lane directly adjacent to the cottage to which the owners have no issues finding spaces. There is also plenty of on road parking outside the property for a second/third car as well as any visitors.





SITUATION

Stoke-Sub-Hamdon is a busy and popular village with a number of amenities including shops, public houses, church primary school etc. The village is off of the A303 London to Exeter trunk road in the shadows of Ham Hill Country Park which as well as a network of footpaths, has spectacular views over the south Somerset countryside. The village is convenient for Yeovil town centre and is surrounded by neighbouring villages including Martock and Montacute with its historic house.



DIRECTIONS

What 3 Words:
///flags.jousting.groups

SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating. Recently installed new gas boiler.

MATERIAL INFORMATION

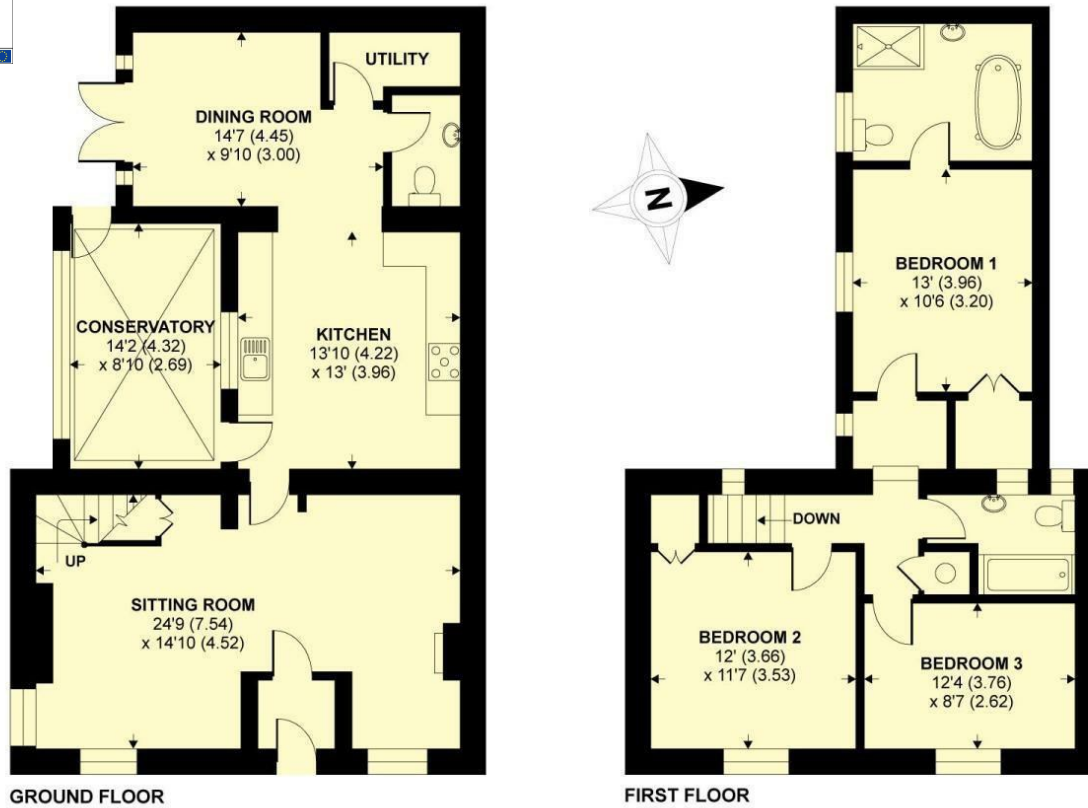
Council Tax Band: D



Energy Efficiency Rating	
Current	Potential
85	85
A B C D E F G	
England & Wales EPC Directive 2002/91/EC	

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APPROX. GROSS INTERNAL FLOOR AREA 1600 SQ FT 149 SQ METRES



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