

A photograph of a traditional stone building, likely a stable, with a red-tiled roof and a dark blue door. The building is constructed from light-colored stone and features several windows. A wooden gate is visible in the foreground, and a stone wall runs along the left side. The background shows bare trees and a cloudy sky.

Symonds  
& Sampson

# Stables

Rectory Lane, Norton Sub Hamdon



# Stables

Rectory Lane  
Norton Sub Hamdon  
TA14 6SP



- Rare Opportunity
- Tucked Away Location
  - 0.53 Acres
- Garage and Parking
- Viewing Essential

Guide Price £495,000

Freehold

Yeovil Sales  
01935 423526  
[yeovil@symondsandsampson.co.uk](mailto:yeovil@symondsandsampson.co.uk)





## THE DWELLING

A very well-presented barn conversion offering deceptively spacious accommodation with the benefit of coved ceilings, double glazing and gas central heating.

The property lies at the end of a quiet no through road and early viewing is advised.

## ACCOMMODATION

A double-glazed door leads to the reception hall with an airing cupboard and a cloaks cupboard.

The kitchen/breakfast room has an open aspect to the front of the property and benefits from a comprehensive range of timber worktops with attractive coloured doors with stainless steel door furniture. There is a good range of base units with drawers and cupboards under and a number of wall cupboards which are underlit. The kitchen also benefits from an island unit with drawers and cupboards under, a four-ring hob, floor tiling, plumbing for a dishwasher, exposed chimney breast and attractive 3 door Aga.

The sitting room has an impressive vaulted ceiling, a wood burner with an attractive hamstone surround and hearth, two feature arch windows to the rear, and a double-glazed door that leads to the sun lounge. This room overlooks the garden having a feature atrium and French doors to the rear.

There is a useful utility room that is triple-aspect with timber worktops and matching doors and a double-glazed door leads to the rear.

There are two double bedrooms on the ground floor, with the largest

having an ensuite shower room with extensive wall tiling, whilst there is also a good-sized fully tiled shower room with a white suite.

Lastly on the ground floor is a study/occasional bedroom 3, which has a spiral staircase rising to the mezzanine floor. This is a very useful space which can be used as an occasional bedroom, a study or similar and has extensive eaves storage.

## OUTSIDE

To the front of the property is parking for a number of vehicles and a garage.

The rear gardens are an absolute delight with a patio and bridge leading to the main gardens which have a number of different areas comprising lawn, a number of trellises, a vegetable garden, box work, an orchard, a summerhouse, a shed, a large greenhouse, an abundance of mature trees and shrubs, gravelled areas and these gardens do need to be seen to be appreciated.

Please note that there is a public right of way through the gardens to the side, however, these are fenced off for privacy.

## SITUATION

Norton-Sub-Hamdon is one of Somerset's premier villages, lying at the foot of Ham Hill, from where the honey-coloured hamstone synonymous with the area is still quarried. The centre of the village is a Conservation Area in which planning controls are enforced to preserve its special character; thus it remains unspoilt with a blend of houses of differing periods.

The village is of a sufficient size to support most amenities, including a community shop, post office, hair salon, tea room, public house, village

hall, primary school and church. Doctors and Dentists are found at Stoke Sub Hamdon 1 mile away. The larger centres of Yeovil, South Petherton, Crewkerne and Sherborne are all within easy reach and offer a range of traditional shops and high-street stores.

Commuter links to this part of the world have improved markedly in recent years with the upgrading of the A303; this road, which is within 1.5 miles, is a dual carriageway most of the way to London. Railway stations are at Yeovil and Crewkerne (Waterloo) and Castle Cary (Paddington) • A303 within 1.5 miles • Yeovil and South Petherton within 6 miles • Sherborne about 12 miles • London (Waterloo) 2 3/4 hours (all distances and times approximate).

## DIRECTIONS

What 3 words: [///marmalade.march.prices](http://marmalade.march.prices)

## SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating.

Electric car charging point.

Broadband - Ultrafast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker. <https://www.ofcom.org.uk>

## MATERIAL INFORMATION

Council Tax Band: D

Flood risk: Flash Flood in 2016, and since then a 3ft high wall has been erected to prevent this from happening again.





# Rectory Lane, Norton Sub Hamdon, Stoke-Sub-Hamdon

Approximate Area = 1353 sq ft / 125.6 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

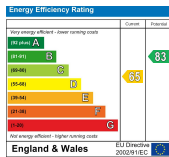
Garage = 142 sq ft / 13.1 sq m

Total = 1533 sq ft / 142.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1247615



YEO/JS/18.02.2024



01935 423526

yeovil@symondsandsampson.co.uk  
Symonds & Sampson LLP  
2, Court Ash,  
Yeovil, Somerset BA20 1HG



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