

74 High Street

Stoke-Sub-Hamdon, Somerset

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Stoke-Sub-Hamdon
TA14 6PT



- Location, Location, Location!
- Charming Hamstone Period Cottage
 - Far Reaching Views
 - Off Road Parking
 - Generous Garden
 - No Onward Chain

Guide Price £550,000
Freehold

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THE PROPERTY

A charming hamstone period cottage set in 0.16 acre plot with exceptional views from the large garden of the Somerset countryside for miles and miles. There are many character features including exposed stone walls, beams and a large hamstone fireplace with fitted woodburner.

ACCOMMODATION

The accommodation comprises entrance hall area, large sitting room with hamstone fireplace with woodburner, large fitted kitchen with an elevated separate dining room off, first floor landing, bedrooms one and two, family bathroom and stairs to a second floor bedroom three.

OUTSIDE

To the front of the property is gravelled parking area for two vehicles together with a small raised garden area and access to the front entrance door. A side gate leads to the rear.

The rear garden is a sheer delight, with an initial paved area with pathways, a water tap and steps leading to a second paved terrace leading up to the main patio/seating area enjoying the most fabulous views and adjoining open fields to the rear. There is an area currently housing an inflatable hot tub with the main garden being laid to lawn with planted shrubs, all enjoying far-reaching views over the surrounding Somerset countryside and beyond. Adjacent to the parking area and inside the rear garden there is a workshop/outbuilding offering ample storage.

DIRECTIONS

What3words:

///dignitary.grading.executive





SITUATION

This beautiful property sits on a commanding position at the foothills of Ham Hill and enjoys striking views for miles around. Stoke Sub Hamdon (Stoke under Ham) is nestled at the foot of the beautiful Ham Hill Country Park and continues to be a vibrant village with a variety of local amenities including coffee shops, a community-run mini supermarket, several hairdressers, beauticians, doctors surgery with a chemist, veterinary surgery, several pet groomers and vehicle mechanic. The village maintains a

strong social involvement with many events and community-driven activities with venues such as the village hall, several public houses and the working men's social club.

There is a regular daily bus service (81) connecting South Petherton to Yeovil, which passes through the village every few hours. Both primary and secondary schools within the village meet educational needs. The cherished local beauty spot of Ham Hill remains a prominent feature as it overlooks the village, providing stunning views over

the surrounding countryside. The main town of Yeovil is approx. 6 miles to the East, while Ilminster is about 10 miles to the West, with excellent road access via the A303.

Larger towns which are close by and offer a host of amenities include South Petherton, Martock and Crewkerne with a Waitrose and Mainline Train station with direct lines to London or Exeter. This really is a great village with a warm welcoming atmosphere and many community groups for all ages depending on your pursuits.



SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating via radiators (installed 2012).

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - Available both indoors and outside
(Information from Ofcom <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

The property is NOT listed.

Rewired in 2012 (Cert. Ref: CSES100212)

Flood Risk: Very Low

Council Tax Band: C





High Street, Stoke-Sub-Hamdon

Approximate Area = 1155 sq ft / 107.3 sq m

Garage = 190 sq ft / 17.6 sq m

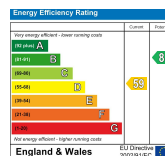
Total = 1345 sq ft / 124.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1272757

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