



Symonds
& Sampson

53 High Street

Stoke-Sub-Hamdon, Somerset

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Stoke-Sub-Hamdon
Somerset
TA14 6PR



- A Charming Village House
- Very Generous Rear Garden
- Solar Panels Providing Income
- Very Favoured Village Location
- 3 Bedrooms with Further Loft Room
 - Large Bathroom With Shower
 - Built in 1894
 - Former Police House
- Fitted Woodburners to Dining Room & Sitting Room

Guide Price **£287,000**

Freehold

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THE DWELLING

A charming period hamstone house built in 1894, being a former Police House and now enjoying a lovely presented and very generous rear garden, together with solar panels producing a good income.

Nestled in the charming village of Stoke-Sub-Hamdon, Somerset, this delightful former police house offers a unique blend of historical character and modern living. Built in 1894, the property boasts an inviting façade that reflects its rich heritage, making it a perfect home for those who appreciate traditional architecture.

Inside, you will find a reception hall with a flagstone floor, two reception rooms, both with fitted woodburners, ideal for entertaining guests or enjoying quiet family evenings. The layout provides a warm and welcoming atmosphere, enjoying flagstone floors, exposed floor timbers and an exposed stone wall to the dining room. The three well-proportioned bedrooms offer comfortable spaces for rest and relaxation, catering to families or those seeking a peaceful retreat, together with a large LOFT ROOM with two velux style windows enjoying lovely views.

This charming residence is perfect for anyone looking to embrace the character of a historic home while enjoying the comforts of modern living. With its prime location on High Street, this property is a rare find and presents an excellent opportunity for both first-time buyers and those looking to invest in a piece of Somerset's history. Don't miss the chance to make this enchanting house your new home.

ACCOMMODATION

The accommodation comprises an entrance door to a reception hall with a flagstone floor, a dining room with an exposed hamstone wall,

fireplace and fitted woodburner, separate sitting room again with a fireplace and woodburner, kitchen, covered lean-to, first floor landing, 3 bedrooms and a large bathroom with bath and separate shower. From the landing is a wooden ladder leading to a LOFT ROOM with extensive eaves storage, two Velux-style windows with far-reaching views and an electric panel heater.

SITUATION

This lovely character home lies centrally in this favoured village of Stoke Sub Hamdon (Stoke under Ham) nestling 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 a 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.

OUTSIDE

To the front of the property is a small courtyard area with a retaining wall and front entrance door.

The rear garden is a real gem, planted with a variety of flowers and shrubs, a stone shed/outbuilding, and a former privy now being used as storage. A pathway runs down to the bottom of the garden and leads to another private garden, mainly laid to lawn, together with a timber SUMMER HOUSE (available under separate negotiation). A lovely private garden ideal to "get away from it all"!

DIRECTIONS

What3words:

///treetop.baroness.series

SERVICES

Mains water, electricity and drainage.

Solar panels, which have produced a return income of £1,251 in 2024.

Broadband - Ultrafast broadband is available.

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

MATERIAL INFORMATION

Flood Risk: Very Low

Council Tax Band: C

The property is in a conservation area.



High Street, Stoke-Sub-Hamdon

Approximate Area = 1368 sq ft / 127 sq m

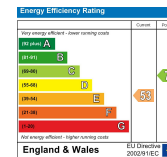
Outbuildings = 177 sq ft / 16.4 sq m

Total = 1545 sq ft / 143.5 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: 1313192



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