



The Old Dairy House



# The Old Dairy House

, Stoke-Sub-Hamdon, Somerset, TA14 6QS

A303 0.5 miles. Montacute 2 miles. South Petherton 4 miles.

An attractive four bedroom detached Grade II listed village house set within attractive gardens and grounds with ample parking, double garage and useful outbuilding. EPC Exempt.

- Village Location
- Three Reception Rooms
- Four Double Bedrooms
- Attractive Gardens
- Freehold
- Hallway and Cloakroom
- Farmhouse Style Kitchen and Utility
- One En Suite and Family Bathroom
- Double Garage and Studio
- Council Tax Band F

Guide Price £735,000

## SITUATION

The Old Dairy House lies within the popular village of Stoke-Sub-Hamdon at the foot of Ham Hill Country Park. The village offers a good range of facilities including Village Stores, Primary School, Doctors' Surgery, Vets, various Public Houses and Stanchester School located close by at East Stoke. Ham Hill Country Park is located close by providing delightful walks and panoramic views and a dog-friendly pub. The A303 is within 0.5 miles providing excellent links to both Exeter in the west and London to the east. Yeovil is within 7 miles and Crewkerne 5 miles both offering a greater selection of facilities together with mainline rail links to both Exeter and London Waterloo.

## DESCRIPTION

The Old Dairy House comprises a detached Grade II listed hamstone house contained beneath a thatched roof with a tiled single storey extension to rear. The property boasts a wealth of character features associated with a house of its age including Inglenook fireplace, window seats and exposed beams. The property offers well proportioned accommodation with light and airy rooms. It is set well back from the village road, within attractive gardens and grounds with the benefit of extensive off road parking, double garage and a useful studio, suitable for a variety of uses, subject to planning.



## ACCOMMODATION

Entrance door leading to the hallway with stairs to first floor, with cupboard under. Cloakroom with a Heritage suite comprising low level WC, pedestal wash hand basin and tiled floor. Sitting room with an Inglenook fireplace with inset woodburning stove, views from two aspects, including window seat to front and exposed beams. Dining room with attractive oak flooring, window seat to front and exposed beams, glazed door to kitchen/breakfast room comprehensively fitted and comprising; one and a quarter bowl ceramic sink with mixer taps over, adjoining worktops and a range of oak floor and wall mounted cupboards and drawers, integrated dishwasher, two fridges and two freezers, plus a pull out larder cupboard. Space for range cooker with extractor over, views from two aspects including door to the rear and tiled flooring throughout.

To the rear of the hallway is the study with views from two aspects including stained glass door to rear. Utility room with single drainer sink unit with taps over, adjoining worktops, space and plumbing for washing machine and tumble dryer, tiled flooring, wall mounted Vaillant gas fired boiler and airing cupboard housing the hot water cylinder with slatted shelving.

First floor landing with window to rear, trap access to roof void with extending loft ladder and airing cupboard housing the factory lagged cylinder with slatted shelving, along with adjoining wardrobe with cupboard over. The principle bedroom has views from two aspects together with mirror fronted wardrobes. En suite shower room comprising large shower cubicle, Heritage suite comprising vanity unit with inset wash hand basin, low level WC, tiled flooring, part tiled walls and window to rear. Bedroom two with window to front enjoying fine views. Bedroom three with window to front, great views and exposed beams, Bedroom four with views on two aspects together with exposed beams. Family bathroom comprising bath with shower over, pedestal wash hand basin, low level WC, tiled floor and part tiled walls.

## OUTSIDE

To the front of the property is a stone retaining wall with steps and block paved pathway leading to the front door. Lawned gardens on either side with flower and shrub borders and a prolific Wisteria to the front elevation.

To the side of the property is a shared tarmac driveway with double wooden gates opening onto a gravelled driveway, providing ample parking and turning along with access to the double garage/workshop which is approached through electric up and over doors and is connected with power and light, together with window to side. Adjacent can be found a useful outbuilding/studio, approached through double doors with windows on either side. The studio is connected with power and light and benefits from electric under floor heating and Wifi, making this an excellent home office.

To the side of the property is a paved sun terrace with pergola, draped with Clematis and Honeysuckle, together with electric sockets, external lighting and cold water tap. Antique water pump and barrel making a delightful water feature. Beyond is a large lawned area with a mature Ash tree and a fine selection of fruit trees including Plum, Pear and Apple. There is also a rockery and beyond the garage can be found a kitchen garden and greenhouse. In total the grounds extend to approximately 0.31 acres.

## SERVICES

All mains services are connected. Gas fired central heating.  
Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps Gigabit above 1000 Mbps. (ofcom)  
Mobile Available : EE THREE, VODAPHONE and O2 (ofcom)

## VIEWINGS

Strictly by appointment through the vendors selling agents, Stags, Yeovil office. Telephone 01935 475000

## DIRECTIONS

From the A303 follow the signs to Stoke-sub-Hamdon heading along North Street, towards the village centre, the property will be found on the right hand side, shortly after the turning to Walscombe Close.

## FLOOD RISK STATUS - none

There is no flood risk for this property.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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