



# 2 Blackspur Cottages



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Norton Sub Hamdon, Somerset, TA14 6SW

Ham Hill Country Park and A303 1 mile. Crewkerne 4.5 miles.  
Yeovil 7 miles.

A charming and recently refurbished Grade II listed thatched character cottage, set within beautiful landscaped garden within this sought after village. EPC Exempt.

- Sought After Village Location
- Quiet No-Through Road
- Sitting Room with Log Burner
- Dining Area and Bespoke Kitchen
- Spacious Bedroom with Dressing Area
- Quality Bathroom Suite
- Beautiful Landscaped Garden
- Garden Room
- Unrestricted On Road Parking
- Freehold - Council Tax Band B

Guide Price £325,000

## SITUATION

This quintessential cottage is situated in an enviable location within this no-through road. The village is highly desirable and benefits from a good range of local amenities including, Post Office/Village stores, Public house, Primary School, Church and an active Village Hall. The village is surrounded by wonderful open countryside and also lies at the foot of Ham Hill Country Park with its extensive footpaths to enjoy. Crewkerne is within 4.5 miles where a good range of facilities can be found including a Waitrose Supermarket and a mainline railway station to Exeter and London Waterloo. The larger town of Yeovil is within 7 miles where an even greater selection of facilities can be found. The A303 is readily accessible just a mile from the property, together with the Jurassic coastline within a 40 minute drive.

## DESCRIPTION

2 Blackspur Cottages comprises a Grade II listed character cottage constructed principally of local hamstone and contained beneath a thatched roof. Recently the cottage has undergone a refurbishment programme and has been beautifully decorated throughout with all Farrow and Ball paint. There are many character features associated with a house of its age including inglenook fireplace with inset log burner, together with exposed beams, yet with all the modern day conveniences of gas fired central heating and a bespoke kitchen with solid oak worktops. The cottage also benefits from unrestricted on road parking to front and to the rear of the property is a beautiful landscaped garden, with garden room and additional garden shed.



## ACCOMMODATION

A thatched canopy porch with courtesy light, protects the glazed entrance door which leads into a wonderful sitting room with an open tread staircase to the first floor, with glass balustrading. Delightful Inglenook fireplace with inset Clearview log burner on a stone hearth with beam over and TV display shelf to side with further shelving over. Exposed beams, window to front and dining area with column radiator, window to rear and stable door to the rear garden. Adjacent can be found the bespoke kitchen, fitted to a high standard comprising; Belfast sink with mixer tap over, adjoining oak drainer and worktops with an excellent range of floor and wall mounted cupboards and drawers. Integrated fridge and freezer, along with washing machine and slimline dishwasher, space for cooker and deep window sill with window overlooking the rear garden.

First floor landing with exposed cruck beam and seating area, doorway leading to the bedroom which is located to the front of the cottage, being light and airy with a window to the southern elevation. Exposed beams, column radiator and useful wardrobe/cupboard over the stairwell. Recessed dressing area with wall light. Adjoining bathroom which has recently been refurbished and comprises a freestanding, roll top, ball and clawfoot bath with shower attachment, tiled shower cubicle, pedestal wash hand basin and low level WC, heated column radiator/towel rail, exposed beams and leaded window with a view over the rear garden.

## OUTSIDE

To the rear of the property is a wonderful private garden which has been beautifully landscaped with a spacious Indian Limestone sun terrace, ideal for outdoor entertaining, cold water tap and external electrics. Garden Room 9'11" x 7'9" connected with power and light, with window overlooking the garden, beyond is a walled and fenced garden, with central lawn, flanked by attractive flower and shrub borders. Three large planters, patio area with chippings and an area of paving, together with log store and useful garden shed.

The cottage also benefits from a pedestrian right of access over the rear garden of the neighbouring cottage, together with unrestricted on road parking to the front of the cottage.

## SERVICES

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

## VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags Yeovil Office, telephone 01935 475000.

## DIRECTIONS

From Cartgate Roundabout on the A303 head towards Exeter passing the petrol station on your left hand side. After a further 1/2 mile take the exit signposted Crewkerne. At the end of the slip road turn left towards Crewkerne and continue along here, taking the 2nd turning left into Norton-Sub-Hamdon. On entering the village turn right into Higher Street whereupon 2 Blackspur Cottages will be seen a short distance along on the right hand side.

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.

**FLOOD RISK STATUS - None**



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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