



Priory, 1 High Street



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, Stoke-Sub-Hamdon, Somerset TA14 6PP

Yeovil 6.5 miles A303 0.5 mile

Located in a prominent central location within the centre of the village this imposing Hamstone property enjoys generous accommodation with 4 bedrooms currently set up as a coffee shop with Apartment over. EPC Band D.

- Fantastic opportunity to acquire a mixed-use property comprising an established café (Class E) with a spacious 4 bedroom residential apartment above
- Adaptable accommodation subject to the necessary change of use
- Spacious ground floor coffee shop/café with commercial kitchen & customer WC
- Character features throughout
- Living Room & Kitchen/Dining Room
- Rear Courtyard & Front Terrace
- First floor accommodation
- Three Bedrooms
- Council Tax Band A
- Freehold

Guide Price £475,000

SITUATION

Priory is located within the conservation area in the centre of the beautiful and 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 provides delightful walks and panoramic views and a dog-friendly pub. The property is in a prominent location on the corner of High Street and North Street and within walking distance of all village amenities. There is a deep pavement outside and plenty of footfall due to the central village location.

DESCRIPTION

Priory is an attractive prominent attached property built of local Hamstone under a slate roof. The property offers the flexibility of combining a home with a successful café but could easily be adapted to residential (subject to any necessary change of use). Over the years the property has been used for many purposes including a French restaurant, fish restaurant, spar shop and in the 1880's a hat and clothing warehouse called Hebditch, there is proof of this in the first floor Living Room. The property has also been used purely for residential use and the current owners bought the property as one residential property before making many alterations and improvements to arrange the property as it is currently set up. Currently mixed use with the Ground Floor having Class E use for coffee shop/café and the first floor is residential and provides self-contained accommodation including 4 bedrooms. The property has a large glass frontage spanning it's corner location with feature arched windows on the High Street elevation.



ACCOMMODATION

A glazed front door opens into the spacious main room on the ground floor; open plan with space for 35 covers. There are many character features including stripped wooden floors, reclaimed church pew panelling on the walls and window cills and cast iron radiators. Walk-in storage cupboard with door to outside, Café Cloakroom with feature leaded fanlight window, wash hand basin and WC and access to the First Floor Accommodation. To one end of this large room is the kitchen/food preparation area divided with a wooden counter top, there are 3 sinks, wooden work surfaces, tiled surrounds & flooring. There are a number of commercial appliances that would be available if the property is to be bought as a going concern. Walk-in pantry within an old decommission fridge, stable door to outside courtyard. From the main room glazed side panels and double doors open to a further room with a door to the front terrace. This room is currently cleverly divided using a bespoke shelving screens on wheels providing an extra snug/cinema room for private use on the ground floor. There is further reclaimed church pew wall panelling and a built-in cupboard and further walk-in cupboard (once a 2nd WC with the plumbing still operational).

Door to an inner hall leads to the private apartment on the first floor. The accommodation in the apartment is generous and flexible with character and charm throughout. Stairs rise to the spacious galleried landing, opening into the Living Room, a lovely dual aspect room, light and airing with views of the village. Exposed Hamstone wall with historic signage, wood flooring and original sash windows opening into the Handmade Kitchen with painted wooden units, wooden worksurfaces, Belfast sink, tiled surrounds and wooden floors. There is space for a dishwasher, range cooker and large fridge freezer and plenty of room for a table and chairs. Door to landing (currently not used). Utility Room with wall mounted gas fired boiler and plumbing and space for a stacked washing machine and tumble dryer. Bathroom with vintage ceramic wash hand basin, WC and corner bath with shower over, tiled surrounds and airing cupboard with hot water tank.

All 4 bedrooms have window seats and high ceilings, bedroom 1 a lovely dual aspect room looking out over both North Street and High Street is of generous proportions. Bedroom 2 & 3 are very spacious double rooms with one having a good range of built-in wardrobes and bedroom 4 is a single room currently used as a study.

OUTSIDE

To the front of the property is a Hamstone wall along the North Street elevation with wrought iron railings, side gate and fence providing a private enclosed South West facing gravelled terrace to sit out and is enjoyed either by the coffee shop or the owners alike. There are mature shrub and herb borders. From the High Street, arched wooden doors open up and lead over a cobbled and paved access under the arch to a use courtyard behind which is owned by Priory. There is a right of access to the neighbouring properties, timber shed with power and light and outside storage.

SERVICES

All mains services connected. Gas fired central heating.
Broadband Availability: Standard, Superfast and Ultrafast (information via Ofcom)
Mobile Availability: EE, Three, O2 and Vodafone - offering limited service (information via Ofcom)

BUSINESS RATES/COUNCIL TAX

We have been informed that the property has the following Rateable Value: 2023 List: £4,950 Please note this is not rates payable. 100% small business rate relief will be available to eligible parties. Interested parties are advised to make their own enquires with the local billing authority

Apartment Band A.

VIEWINGS

Strictly by appointment with the 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 left hand side on the corner of the High Street.

FLOOD RISK STATUS

Low risk (information from the Environment Agency dated 31.10.24)



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.



Ground Floor = 1214 sq ft / 112.8 sq m
 First Floor = 1296 sq ft / 120.4 sq m
 Total = 2510 sq ft / 233.2 sq m
 For identification only - Not to scale

Ground Floor
 1.96 x 1.78m
 6'5" x 5'10"

First Floor
 2.03 x 1.02m
 6'8" x 3'4"

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1207111



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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