



Clarens, Rectory Lane



Clarens, Rectory Lane

Norton Sub Hamdon, Stoke-sub-Hamdon, Somerset
TA14 6SP

Ham Hill Country Park and A303 1 mile. Crewkerne 4.5 miles.
Yeovil 8 miles.

A greatly extended attached hamstone cottage, set within generous gardens with a useful studio/home office, together with off road parking and is located within a no-through road. EPC Band E

- Sought after village location
- Reception hall and sitting room
- Utility and Cloakroom
- Three Bedrooms, one with an en suite and family bathroom
- Freehold
- Quiet no-through road
- Open plan living/kitchen/dining room
- Spacious landing/study
- Off road parking, large Garden and Studio
- Council tax band D

Guide Price £595,000

SITUATION

Clarens is situated in an enviable position within this no-through road and is close to the Lord Nelson public house. This highly desirable village benefits from a good range of local amenities including post office/village stores, 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 with a good range of day-to-day facilities including a Waitrose supermarket, together with a mainline railway station to Exeter and London Waterloo. The A303 is also accessible just a mile or so from the property and the Jurassic coastline is within a 40 minute drive.

DESCRIPTION

Clarens comprises a greatly extended attached hamstone cottage set beneath a mainly tiled roof with a single storey slate section to the rear. The property boasts a wealth of features including exposed stonework, beams, together with some sash windows. The property has been greatly extended and boasts a wonderful open plan living/kitchen/dining room with integrated appliances and marble worktops. The property benefits from gas fired central heating with attractive column radiators and some underfloor heating. The accommodation is very flexible and is planned over three floors. There are three bedrooms, one with an en suite together with a family bathroom. Outside there is extensive off road parking for at least 4 vehicles and to the rear of the property are attractive private gardens, together with a large studio/home office, connected with power and light, together with a wood burner and a shower room.



ACCOMMODATION

Glazed door opens into the reception hall with flagstone flooring, recessed fireplace with inset log burner and some exposed stonework. Stairs rising to the first floor, opening to the open plan living/kitchen/dining room and doorway to the sitting room with a hamstone fireplace with inset log burner and delightful views from two aspects. The open plan living/kitchen/dining room is a wonderful family space and benefits from ceramic tiles throughout with underfloor heating. The kitchen is comprehensively fitted and comprises; 1 1/4 bowl stainless steel sink with mixer taps over with adjoining marble worktops with cupboards under. Integrated appliances including fridge, freezer and dishwasher, together with a wonderful Rangemaster double oven, grill and warming drawer cooker, with five gas burners and a griddle, with stainless steel hood over. Marble breakfast bar and views from two aspects including glazed french doors to rear and large Velux roof light. Adjoining utility room with tiled floor, 1 1/4 bowl ceramic sink and mixer tap over, adjoining worktop with cupboards under and plumbing for washing machine. Wall mounted Vaillant gas fired boiler and glazed stable door to rear. Adjoining cloakroom with low level WC, tiled floor and pressurised hot water cylinder.

The first floor landing is light and airy and could easily be used as an open plan lounge/study. It enjoys two sash windows to front with a part vaulted ceiling and exposed stonework to one wall. Staircase rising to the second floor. Bedroom two with views from two aspects and exposed floorboards. Family bathroom comprising Jacuzzi style bath, shower cubicle and pedestal wash hand basin, low level WC, heated towel rail, vaulted ceiling and loft storage. Bedroom one with two sash windows to front, vaulted ceiling and attic storage. En suite shower room comprising large shower cubicle, vanity unit with inset wash hand basin and low level WC, headed towel rail, tiled floor and attractive leaded stained glass window.

On the second floor is the attic bedroom with vaulted ceiling with exposed beams together with window and Velux roof light.

OUTSIDE

To the front of the property is an enclosed gravelled parking area for 4 vehicles. A wooden door leads to a useful store/bike shed through which access to the rear garden can be gained. To the rear of the cottage is a large paved sun terrace and useful storage/wood shed. Steps lead up to a gravelled area, with raised beds stocked with various shrubs and bushes, with steps leading up to a lawned garden with a useful garden shed and a Beech hedge. Beyond here is a large walled and fenced garden with two apple trees and at the far end is a detached studio/home office/cabin with its own decking area and patio. It is connected with power and light and comprises an open plan area with kitchen sink, with adjoining worktops and cupboards under, log burner, adjoining shower room with large shower, pedestal wash hand basin, low level WC together with a pressurised hot water cylinder.

VIEWINGS

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

SERVICES

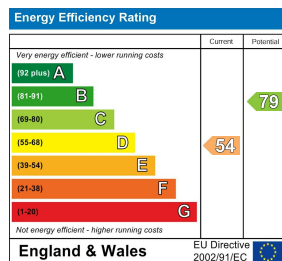
- All mains services are connected.
- Gas fired central heating
- Broadband : Standard, Superfast and Ultrafast (Ofcom)
- Mobile : O2 and Vodafone (Ofcom)
- Flood risk status : Very low (Environment agency)

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 2nd exit towards Crewkerne. At the end of the slip road turn left towards Crewkerne. Continue along here turning left into Norton sub Hamdon. Continue through the village passing the post office/village stores on the right hand side and after short distance turn left at the Lord Nelson public house into Rectory Lane whereupon Clarens will be seen a short distance along on the right hand side and clearly identified by our for sale board.



A small, modern wooden cabin with a flat roof and a chimney, situated in a garden. The cabin has large windows and a wooden deck. A large wooden barrel is used as a planter in the foreground. The garden is green and grassy, with a paved area and a wooden fence in the background.



01935 475000

