



Wisteria Cottage



Wisteria Cottage

Norton Sub Hamdon, Somerset, TA14 6SN

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

An extended four bedroom hamstone terraced cottage situated within this most desirable village with a long garden and fabulous views to rear. EPC Band E.

- South after village location
- Quiet no-through road
- Spacious sitting room and cloakroom
- Well fitted kitchen and adjoining dining room
- Three first floor bedrooms and bathroom
- Spacious attic bedroom
- Good size garden to rear
- Fabulous Views
- Freehold
- Council tax band C

Guide Price £395,000

SITUATION

Wisteria Cottage is situated in a wonderful position within this sought after village. It is located within a no-through road and enjoys fabulous views over its rear garden towards Chiselborough and Ham Hill. This desirable village boasts and excellent public house, village stores with post office, primary school, church and an active village hall. The village is surrounded by wonderful open countryside and lies at the foot of Ham Hill Country Park where extensive footpaths can be enjoyed. Crewkerne is within 4.5 miles with a good range of day-to-day facilities including a Waitrose supermarket, together with a mainline rail link to Exeter and London Waterloo. The A303 is accessible just a mile from the property and the Jurassic coastline is within a 40 minute drive.

DESCRIPTION

Wisteria Cottage is a pretty hamstone cottage contained beneath a tiled roof, with various extensions and three flat roofs to rear. It boast a wealth of character features along with an attractive hamstone fireplace with inset log burner. The property benefits from uPVC windows throughout, together with a gas fired central heating system and electric underfloor heating in the bathroom. The accommodation is deceptively spacious with a superb sitting room, cloakroom, well fitted kitchen and dining room all on the ground floor. On the first floor, three bedrooms and a bathroom. On the second floor is the principle bedroom from which wonderful views can be enjoyed. Outside there is a good size garden to rear which is walled and fenced, backing onto open fields along with distant views beyond.



ACCOMMODATION

A tiled canopy porch protects the oak front door, which opens into a good size sitting room. Stairs rising to first floor with useful store cupboard beneath. Attractive hamstone fireplace with inset log burner and over mantle, deep bay window to front and wood laminate flooring throughout, stable door opens into the kitchen with a cloakroom immediately to the side with low level WC, vanity unit with inset wash hand basin and recessed shelving. The kitchen is comprehensively fitted and comprises a Belfast sink with mixer tap over with adjoining granite drainer and worktops, with an excellent range of floor and wall mounted cupboards and drawers. Space and plumbing for washing machine and dishwasher, together with a Stoves range cooker with 6 gas burners, double oven and grill, together with a warming drawer, extractor hood over and a plumbed in American fridge/freezer. Island unit, two Velux roof lights and a concealed Worcester gas boiler. Attractive tiled stone flooring leads through to the dining room which has recessed shelving and large glazed french doors to the rear. First floor landing with stairs rising to the second floor. Bedroom two with fabulous country views. Bathroom with underfloor heating, freestanding roll-top bath with Victorian shower attachment, separate shower cubicle, low level WC and pedestal wash hand basin, useful store cupboard, a heated towel rail and half panelled walls to dado. Bedroom three with recessed shelving and window to front. Bedroom four/study with window to front. Second floor landing with window enjoying far distant views. Bedroom one with recessed hanging rails, eaves storage, fabulous views and a glazed door giving access onto a flat roof.

OUTSIDE

To the front of the cottage is a gravelled bed with paved path leading to the front door. The long rear garden is well fenced and hedged and adjoins open fields. It benefits from an outside tap and electric sockets, together with a paved sun terrace. Useful garden shed, various trees and shrubs including a fig tree and a circular block paved patio with water feature, beyond this is a lawned garden with further shrubs and trees, together with a raised rose bed and at the end of the garden is a decking area from which wonderful views can be enjoyed, towards Chiselborough and Ham Hill.

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 Availability: Standard, Superfast and Ultrafast (Ofcom)

Mobile Availability: O2 and Vodafone (Ofcom)

Flood Risk Status - Very low risk (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 a mile take the 2nd exit towards Crewkerne. At the end of the slip road turn left towards Crewkerne on the A356. Continue along here taking the 2nd turning left to Norton Sub Hamdon. On entering the village turn right into Higher Street and after a few 100m Wisteria Cottage will be seen on the left hand side clearly identified by our For Sale board.



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.

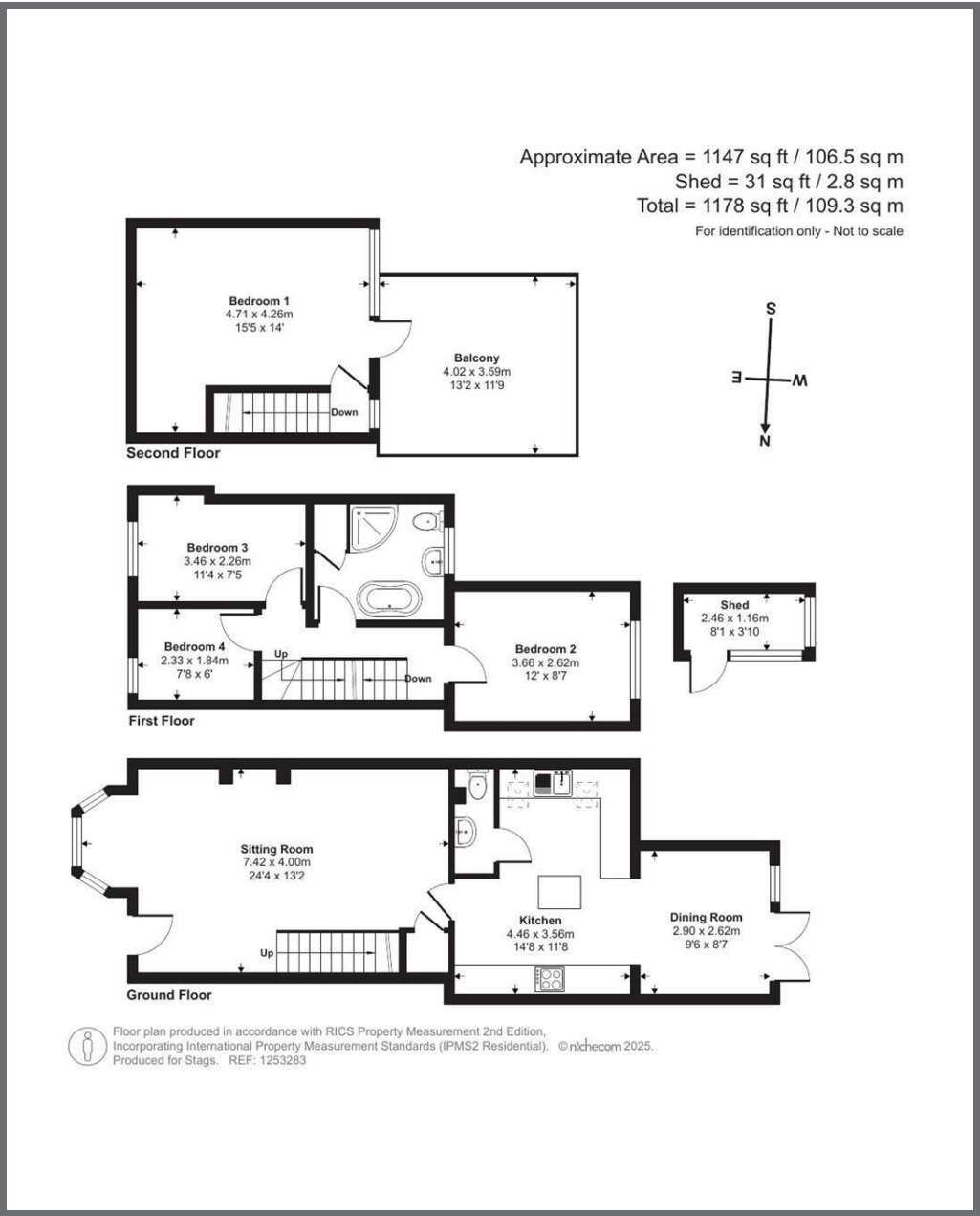


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		53
(55-68) D		
(39-54) E		53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

4/6 Park Road, Yeovil, Somerset,
BA20 1DZ

yeovil@stags.co.uk

01935 475000



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London