



Quinces





# Quinces Church Lane

, Norton Sub Hamdon, Somerset, TA14 6SU

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

An individually designed three bedroom detached house, occupying one of the most sought after locations within the village and set within glorious gardens with ample parking and garaging. EPC Band D

- Centre of village location
- Hallway and Cloakroom
- Kitchen/Breakfast Room and Utility
- One En Suite and Family Bathroom
- Freehold
- Individually designed house
- Two Reception Rooms
- Three Double Bedrooms
- Beautiful Gardens, Extensive Parking and Garaging
- Council Tax Band F

Guide Price £750,000

### DIRECTIONS

From the A303 head south signposted Crewkerne on the A356. After approximately 1/2 a mile take the 2nd turning left into Norton Sub Hamdon and continue past the village shop, then take the next left into Church Lane whereupon Quinces will be seen on the left hand side, clearly identified by our For Sale board.

### SITUATION

Quinces is situated within the heart of this sought after village adjacent to the medieval church and Jubilee gardens and is within easy walk of the villages facilities, including post office/village stores, public house, primary school and village hall. The village is surrounded by wonderful open countryside and also lies at the foot of Ham Hill Country Park with its extensive foot paths to enjoy. Crewkerne is within 4.5 miles where a good range of day-to-day facilities can be found including a Waitrose supermarket and a mainline railway station to Exeter and London Waterloo. The A303 is also readily accessible just a mile from the property, together with the Jurassic coastline within a 40 minute drive.

### DESCRIPTION

Quinces is an individually designed house, built in 1976 and is constructed principally of hamstone with double glazed stone mullion windows and contained beneath a tiled roof. The property benefits from gas fired central heating along with underfloor heating within the extended kitchen/breakfast room and adjoining utility room. The setting is most delightful with all principal rooms enjoying dual or triple aspect views over its stunning gardens and grounds and with the backdrop of the Church of St. Mary the Virgin with its 13th century origins, but was rebuilt around 1510. It also boasts a circular dovecote which dates from the 17th century.





**ACCOMMODATION**

A hamstone porch with quarry tiled floors protects the glazed door which opens into the entrance hall with glazed door to the dining room and further glazed door to sitting room, with an attractive hamstone fireplace with inset gas fire. Fine views from three aspects including glazed french doors to rear. Door leading to the kitchen/breakfast room which is comprehensively fitted and comprises 1 1/2 bowl single drainer sink unit with mixer taps and adjoining granite worktops, an excellent range of floor and wall mounted cupboards and drawers, wonderful Rangemaster cooker with two ovens, one grill and pan drawer, together with six ceramic hobs, integrated freezer and large fridge and dishwasher are also included. There are views from two aspects over the rear garden together with a large Velux roof light, attractive tiled floor with underfloor heating, glazed door to the inner hallway, again with a continuation of the tiled flooring, along with an open tread staircase, leading to the first floor with concealed lighting beneath. Doors to the utility and dining room. Cloakroom with low level WC and vanity unit. Utility room enjoying a tiled floor with underfloor heating and a single drainer stainless steel sink unit with mixer taps over, with adjoining worktops with cupboards and drawers beneath together with a useful store cupboard. Fitted washing machine and tumble dryer, trap access to the roof void and views from two aspects and glazed door to the rear garden. Adjoining boiler room housing the Vaillant gas fired boiler, along with the gas meter cupboard and consumer unit. The dining room is located to the front of the house and enjoys views from three aspects which also include a fine view of the church. Doorway returning to the hallway.

Half landing with stairs rising to the first floor landing with trap access to the roof void, with aluminium loft ladder. Airing cupboard housing the factory lagged copper cylinder with immersion heater and slatted shelving. Window over looking the church. Bedroom one with views from two aspects, fitted wardrobes and en suite shower room comprising shower cubicle, low level WC, vanity unit, fully tiled walls, heated towel rail, underfloor heating, shaver socket and window to rear. Bedroom three with window overlooking the front garden. Bedroom two with views from two aspects including a fine view of the church, fitted wardrobes. Bathroom comprising curved panelled bath with shower over, vanity unit and low level WC, heated towel rail, shaver socket and window to rear.

**OUTSIDE**

The property is approached over Church Lane, which is a no through lane. The property is protected by wrought iron railings and well clipped hedgerows with a pair of wrought iron gates opening onto a gravelled drive providing ample parking and turning along with access to the attached garage/workshop, which is approached through electric roller doors and is connected with power and light, together with window to rear and personal door to the rear garden. There is also the original garage however this is currently used as a potting shed and garden store. The front gardens have been beautifully landscaped with large expanses of lawn, together with well tended deep borders planted with attractive flowers and shrubs, together with a wild flower area. There are a fine selection of trees including a magnificent Magnolia, 2 Silver Birches, a Quince, Winter Sweet and Crab and dessert Apple trees, along with a mature Blue Atlas Cedar tree. Also within the front garden is the kitchen garden with raised beds, aluminium framed greenhouse and composting area.

A gravelled pathway leads to the rear of the property with a paved sun terrace and pathway, along with private lawned gardens to the rear which are mainly walled with the backdrop of the medieval church. These gardens have been beautifully landscaped with a fine selection of flower and shrub borders and fruit trees including cooking apples. A pergola festooned with Clematis and climbing Roses protects a gravelled area, ideally suited for outdoor entertaining. The rear gardens benefit from external lighting, cold water tap and electrics. To the far side of the property is a lawned garden protected by wrought iron railings and well clipped hedgerows.

**SERVICES**

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

**VIEWINGS**

Strictly through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000





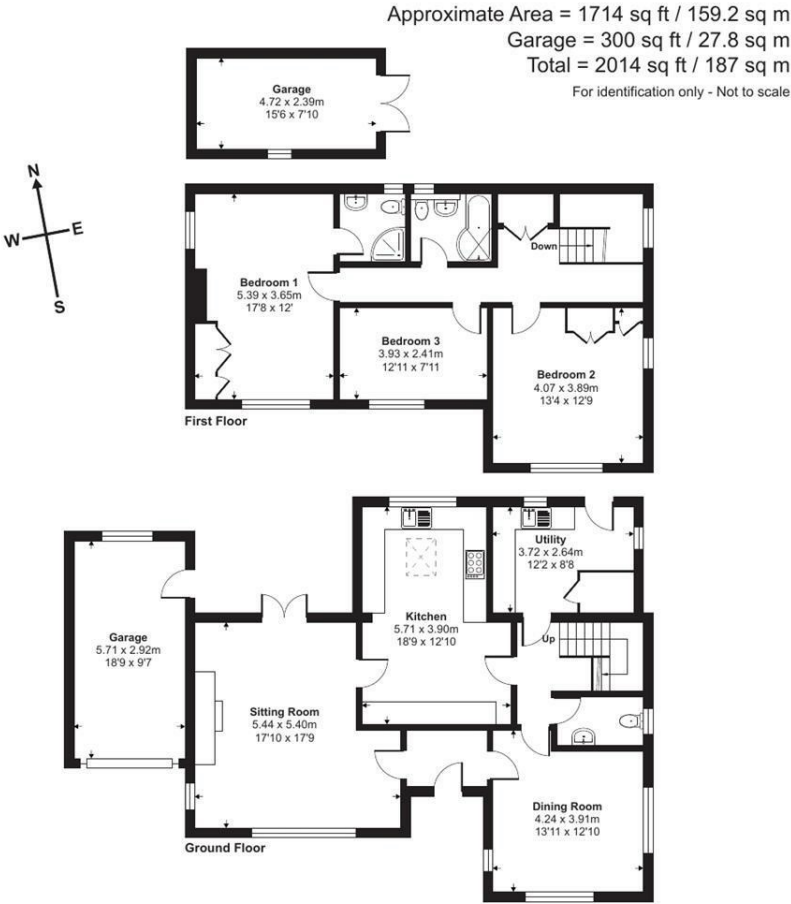
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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

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