



## 57 HIGH STREET

Stoke-Sub-Hamdon, TA14 6PR

Price Guide £450,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A deceptive four double bedroom home situated in the heart of the village, the oldest part of the property dates back to the 1700's, boasts character and benefits from ample off road parking in the former stable area, two garages and a gym/garden room. The accommodation in brief comprises entrance porch, sitting room, snug, kitchen, conservatory, utility room and shower room. On the first floor, four double bedrooms and a family bathroom.

## Situation

The village of Stoke-sub-Hamdon offers a variety of amenities including pubs, coffee shops, primary school, village shop/post office, a hairdressers, veterinary practice, doctors, dentists practice and a pharmacy. Nearby, National Trust's, The Priory, Elizabethan Montacute House and parkland gardens, Co-op, recreation ground, Stanchester Academy school. The village is also a walkers dream with St Michaels Hill & tower, as well as Ham Hill Country Park all walkable from your front door!

## The local area

Yeovil, 6.6 miles / Crewkerne, 6.3 miles / Dorset Coast, 21.4 miles / Mainline railway stations available at Crewkerne, Yeovil (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

South Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Porch

Door into:

## Sitting Room

16'3 × 14'2 (4.95m × 4.32m)

With a window to the front aspect, secondary glazing, feature fireplace, parquet flooring, television point and beams.

## Snug

16'3 max × 11'11 (4.95m max × 3.63m)

Exposed hamstone walls, radiator, beams, wall lights, multi-fuel stove and stairs rising to the first floor with a storage cupboard under.

## Kitchen

14'4 × 6'7 (4.37m × 2.01m)

With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drain, integrated under counter fridge, freezer, double oven, induction hob and an extractor fan over. Radiator, beams, tiled floor, exposed hamstone walls and tiling to all splash prone areas.

## Conservatory

13'6 × 6'5 (4.11m × 1.96m)

Built of uPVC construction, windows and a door to the rear aspect, tiled flooring and views.

## Utility Room

8'3 × 4'5 (2.51m × 1.35m)

Exposed hamstone walls, base units, space for washing machine, tiled flooring and underfloor heating.

## Shower/Wet Room

With a window to the side aspect, borrowed light from the utility room. Suite comprising large walk in shower, low level WC, wash hand basin,

radiator, spotlights, exposed hamstone walls, underfloor heating and tiling to all splash prone areas.

## Landing

Radiator, exposed hamstone walls and access to the loft which has a pull down ladder and is partially boarded.

## Bedroom One

14'4 × 14'2 (4.37m × 4.32m)

With a window to the front aspect, feature fireplace, built in wardrobes, radiator and exposed hamstone wall.

## Bathroom

With a window to the rear aspect. Suite comprising panelled bath with shower attachment, low level WC, wash hand basin with vanity inset, radiator, exposed hamstone wall, underfloor heating and tiling to all splash prone areas.

## Landing

Radiator and access to the loft.

## Bedroom Two

13'5 × 10 (4.09m × 3.05m)

With a window to the rear aspect, views, beams, exposed hamstone walls and a radiator.

## Bedroom Three

15'1 × 8'10 (4.60m × 2.69m)

With windows to the front and rear aspects, views to the rear and a radiator.

## Bedroom Four

11'0 × 7'7 (3.35m × 2.31m)

With a window to the front aspect and a radiator.

# PROPERTY DESCRIPTION

## **Garage/Workshop**

17'2 x 14'8 (5.23m x 4.47m)

Up and over door, light, power, plumbing for washing machine and wall mounted gas central heating boiler.

## **Garage**

17'8 x 10'1 (5.38m x 3.07m)

Up and over door, light and power.

## **Garden Room**

17'11 x 9'3 (5.46m x 2.82m)

Patio doors with views, windows, light and power.

## **Outside**

The property is accessed through double gates, courtyard parking which leads to the garages. There is a pleasant seating area, vegetable patch and lovely views.

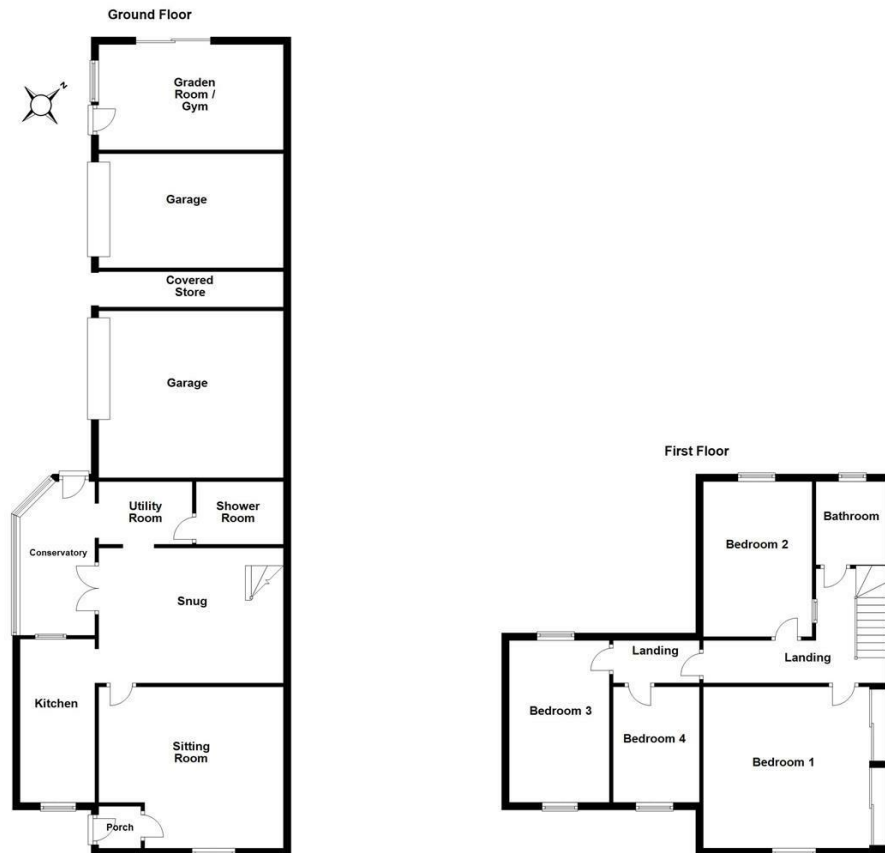
## **Agents Note**

Council Tax Band - D. Mains water, drainage, gas and electricity. The solar panels were installed in 2011 and are owned outright. The gas central heating boiler was installed in August 2023. Partial underfloor heating. The electrics were last tested in 2017. The neighbour has access to their property outside of the main gate.









SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.  
 Plan produced using PlanItUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
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 Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

