

**FOR SALE**

3a North Street, Stoke-Sub-Hamdon, TA14 6QP  
£299,000



**ORCHARDS**  
ESTATES

\*\* NO ONWARD CHAIN \*\*

This property must be viewed internally, to reveal the true size, and the light airy layout.

Perfect for downsizers, first time buyers or investors.

This charming cottage, built circa 1880s as a storehouse for the local box factory, must be viewed internally to appreciate its spacious, light-filled layout.

It's located in the heart of the village of Stoke sub Hamdon beneath Ham Hill Country Park.

Set over three levels, the ground floor offers street-level access and storage.

The first floor features a bright dining room, rear kitchen, cloakroom, and a sitting room with ample windows.

Upstairs are three bedrooms and a family bathroom.

A ladder leads to a boarded and insulated loft, perfect for an office, playroom, or hobby space.



£299,000



## LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdressers, barbers, chemist, veterinary surgery, doctors, dentist, public houses, social club, garage and bus services as well as primary and secondary schools.

The local beauty spot of Ham Hill Country Park stands on the fringe of the village offering commanding views over the surrounding countryside.

Yeovil lies approximately 6 miles to the East, Ilminster approximately 10 miles to the West. Excellent road access via the A303.

## Approach

Situated at the top of North Street in Stoke-sub-Hamdon, this property is accessed via a front door that opens directly from the footpath.

## Ground Floor

**Entrance** – Stepping through the front door, you will find the stairs to immediately in front of you, with a spacious storage area, which also extends around the back of the stairs.

**Storage Room** - With double glazed window to front, letter box built into the 3ft wide wall, the main electric and gas supplies.

## First Floor Living

Ascending to the first floor, you enter a spacious **dining room** with wooden beams and two front-facing double-glazed windows.

It comfortably fits a large table and features an open hatch to the **kitchen**, stairs to the second floor, and access to the living room.

The bright **living room** has front and rear double-glazed windows, patio doors to the garden, and a stone fireplace with a wood-burning stove.

Beamed ceilings and wall lights add charm.

The **kitchen** includes wall/base units, integrated appliances, a gas hob, double oven, slate-tiled

floor, and rear window.

The **utility room** matches the kitchen, with plumbing for white goods, a second sink, slate floor, and access to the rear courtyard.

The **cloakroom** offers a WC, basin, storage cupboard, and rear window.

## Top Floor Living

From the dining room, stairs lead to a bright landing with two front-facing double-glazed windows, two wall radiators, and loft access via a ladder to a boarded space.

The **master bedroom** features rear views of Ham Hill, ceiling beams, a wall radiator, and a large built-in wardrobe. **Bedroom 2** has a rear window, wall radiator, and full-length mirrored wardrobe.

**Bedroom 3**, currently a study, includes a front window, ceiling beams, radiator, and built-in wardrobe.

The modern **bathroom** offers a spacious walk-in shower, rear window, twin basins, WC, mosaic tiling, slate floor, spotlights, wall lights, radiator, shaver point, and access to the airing cupboard.

## Front Garden and Courtyard Garden

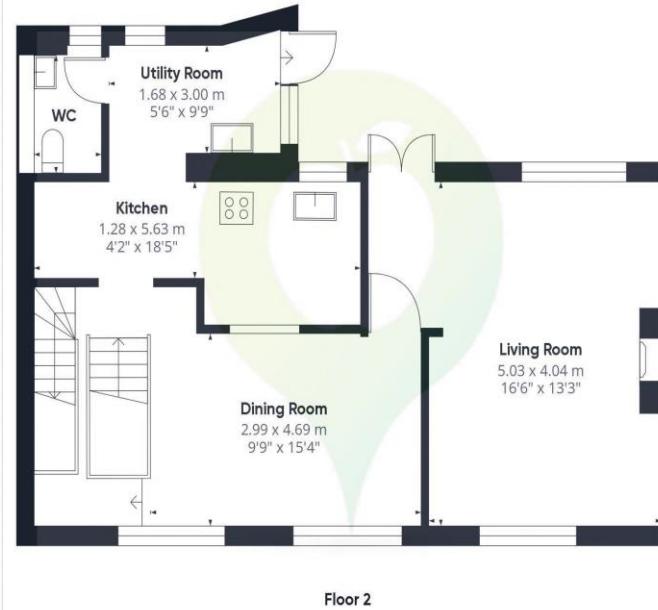
At the front of the property there are a few steps leading to a small, raised garden area.

A rear enclosed walled courtyard garden, laid to patio for easy maintenance. It offers direct access from both the utility room and the sitting room. With a rear access gate over neighbouring property.



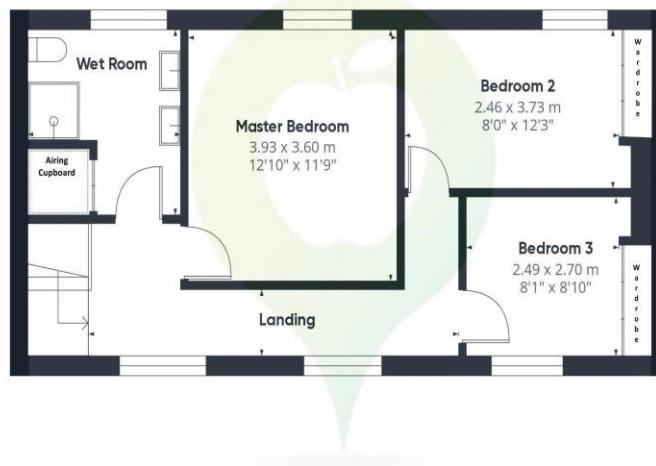
## Material Information

- Freehold Property, built c. 1880's, converted to residential use in the 1980's
- Council Tax Band: C
- EPC Rating: E (48)
- Mains drainage, water, gas, and electric
- Boiler - Located in the storage room on ground floor. We are reliably informed by the vendor that this is regularly serviced
- Gas and Electric Meter - Located in the storage room on the ground floor
- Wood Burner - Not currently used by present owner, last swept July 2025
- Loft - With ladder and boarded
- Rear Gate - Access to the High Street via the neighbouring property
- On road parking nearby in the North Street area
- Broadband: OFCOM: Ultrafast 1000Mbps available
- Flood Zone 1 - Low risk of flooding from rivers and sea



Approximate total area<sup>(1)</sup>

124.44 m<sup>2</sup>  
1339.46 ft<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



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[www.orchardsestates.com](http://www.orchardsestates.com)

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