



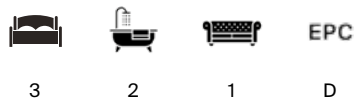
COURTFIELD LODGE

Great Street, Norton Sub Hamdon, Somerset



AN UNLISTED VILLAGE COTTAGE

Situated in the popular village of Norton-Sub-Hamdon.
Available as a separate lot to Courtfield providing additional accommodation.



Local Authority: Somerset Council

Council Tax band: E

Tenure: Freehold

Postcode: TA14 6SG What3words:///wicked.dozens.snapping

Services: Mains water, electricity, gas and drainage. Gas fired central heating.

Viewings strictly by appointment only through Knight Frank LLP



Courtfield Lodge is a link detached house constructed of Hamstone elevations under a tiled roof with stone chimney and copings. The accommodation comprises a large entrance hall with a kitchen/dining room, sitting room, separate utility, downstairs shower/WC, three double bedrooms and a large family bath/shower room. There is a single garage and additional off road parking at the front, with a large store to the rear. The garden lies to the front, side and rear of the property with areas of lawn, mature trees and shrubs. There is a connecting driveway which leads from Courtfield Lodge to Courtfield where there is a right of way which acts as Courtfields secondary / rear driveway. Courtfield Lodge is available as a secondary lot to Courtfield which would provide excellent secondary accommodation for staff, a dependant relative or as a rental to provide possible income potential.



Great Street Stoke-sub-Hamdon

Gross Internal Area (Approx.)
Main House = 140 sq m / 1,506 sq ft
Garage = 14 sq m / 150 sq ft
Store = 11 sq m / 118 sq ft
Total Area = 165 sq m / 1,774 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2024.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Simon Barker MRICS
01935 812236
simon.barker@knightfrank.com

Knight Frank Dorset and South Somerset
First Floor, 5 Hound Street, Sherborne, DT9 3AB

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2026. Photographs and videos dated July 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.