

Rolfe East



North Street, Stoke-Sub-Hamdon, TA14 6QP

Best Offers Over £250,000

- SIMPLY STUNNING QUINTESSENTIAL NATURAL STONE PERIOD CHARACTER COTTAGE.
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- GROUND FLOOR SHOWER ROOM / WC.
- EXCELLENT ACCESS TO A303 TRUNK ROAD LINKING LONDON TO THE SOUTH WEST.
- LARGE 87' PRIVATE COTTAGE GARDEN OFFERING GOOD PRIVACY.
- ONE LARGE FIRST FLOOR DOUBLE BEDROOM WITH EN-SUITE BATHROOM.
- LOVELY OUTLOOKS ACROSS NATIONAL TRUST ANCIENT MEDIEVAL PRIORY.
- EXPOSED BEAMS AND STONE ELEVATIONS, WINDOW SEATS AND STONE FIREPLACES.
- THREE RECEPTION ROOMS.
- EXCELLENT VILLAGE AMENITIES, HAM HILL COUNTRY PARK, CAFE VISITORS CENTRE.

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Poppy Cottage, 28 North Street, Stoke-Sub-Hamdon TA14 6QP

'Poppy Cottage, 28 North Street' is a very pretty, quintessential, character, natural stone, terraced cottage situated very near the beating heart of this picturesque Somerset village. The cottage is very well-presented, retaining many period character features including exposed beams, Ham stone fireplaces, exposed stone elevations, Ham stone mullion windows and window seats. The cottage is in a conservation area but is enviably free from the restrictions of Grade II listing. It boasts a large, 87' lawned rear garden enjoying an easterly aspect and views to both Ham Hill Country Park and Monument and the local church. The garden also benefits from a detached timber studio and shed. The cottage is heated by mains gas fired radiator central heating, a mains gas 'log burner' style stove and also benefits from a mix of timber and uPVC double glazing. It is situated in a superb location, a very short, level walk to the village centre and amenities. There are excellent walks from the front door at the nearby Ham Hill Country Park. There is free unrestricted parking on the road in front of the cottage. The main home offers bright, flexible accommodation enjoying excellent levels of natural light from a sunny east to west aspect. It comprises entrance porch, sitting room, dining room, kitchen, garden / sun room and ground floor WC / shower room. Stairs rise from the main sitting room to a first floor double bedroom with en-suite bathroom. There are village and countryside walks nearby, easily accessible on foot, including Montacute House and the Ham hill Country Park. Stoke Sub Hamdon and Montacute have local amenities including, a filling station, a veterinary surgery, a doctors surgery as well as a selection of pubs and two village primary and secondary schools. The Jurassic Coast, Wells, Glastonbury, Street, Bath, Bristol and Exeter are all within an hour's drive. Transport links are excellent with the A303 trunk road accessible within approximately 1 mile.



Council Tax Band: B



The A303 is 18 minutes to the M5 and 6 minutes to the A37. Train stations in nearby Yeovil and Crewkerne offer regular services to London (Waterloo) and Exeter from Yeovil Junction, and Bristol and Bath from Yeovil Pen Mill. There is a fast train to and from Castle Cary making London in 1 hour 36 minutes. The house has good access to three regional airports.

It is a short drive to Yeovil town and the sought-after, historic town centre of Sherborne with its superb boutique high street and cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. The town centre also benefits from the mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Wrought iron gate, paved pathway leads to storm porch with infrared outside light. Tiled floor, window to the side. Double glazed front door leads to

SITTING ROOM: 17'10 maximum x 11'4 maximum. A beautifully presented, generous main reception room enjoying a wealth of cottage character, including natural Hamstone period fireplace and hearth with gas fired stove, uPVC double glazed window to the front boasting a sunny westerly aspect, fitted timber window seat, exposed natural stone elevations and beams, oak effect flooring, Timber moulded skirting boards and architraves, radiator, TV aerial attachment, telephone point. Pine staircase rises to the first floor. Door leads to understairs storage cupboard space. Feature Hamstone mullion internal window with leaded light panes. Pine latch door leads to storage cupboard ideal for upright fridge freezer. Steps and entrance lead to the

DINING ROOM: 9'11 x 9'8 maximum. Boasting exposed beams, exposed Hamstone internal elevations, ceramic floor tiles, radiator, entrance leads from the dining room through to the sun room, giving a full through-measurement of 16'6 maximum.

SUN ROOM: 8'4 maximum x 8'2 maximum. Timber double glazed windows to the rear and side. Double glazed door to the rear. Double glazed timber door to the side. Ceramic floor tiles, under floor heating, exposed stone elevations.

Entrance from the dining room leads to the

KITCHEN: 8'3 maximum x 7'7 maximum. A range of fitted Shaker-style cottage kitchen units comprising oak work surface, ceramic Belfast sink with mixer tap over, decorative tiled surrounds, space for oven with gas and electric point (oven included), a range of drawers and cupboards under, space and plumbing for washing machine, radiator, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, oak effect flooring, painted panelling, uPVC double glazed window to the rear overlooks the rear garden.

Pine latch door from the dining room leads, to

GROUND FLOOR SHOWER ROOM / WC: 10'3 maximum x 4'3 maximum. A white suite comprising low level WC, circular wash basin on wash stand, mixer tap over, tiled splash back, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, ceramic floor tiles, uPVC double glazed window to the rear, double glazed Velux ceiling window to the rear, chrome heated towel rail.

Timber staircase rises from the sitting room to the first floor.

BEDROOM: 20'1 maximum x 10'9 maximum. A generous double bedroom enjoying a wealth of character features. uPVC double glazed window to the front with pleasant views of medieval National Trust Priory, fitted window seat. Exposed pine floorboards, pine moulded skirting boards and architraves. Two radiators, exposed Hamstone elevations, exposed beams. Cut Hamstone period feature fire surround. Pine latch door leads to large fitted wardrobe cupboard space. Ceiling hatch and ladder to loft space. Further pine latch door leads to

EN-SUITE BATHROOM: 8'6 maximum x 8'10 maximum. A period style white suite comprising low level WC. Ceramic wash basin in tiled work surface with cupboards under. Tiled splash back, mixer tap over. Free standing roll top bath on ball-and-claw feet. mains tap stand, chrome heated towel rail, exposed pine floorboards, fitted shelving, uPVC double glazed window to the rear overlooks the rear garden. Pine door leads to fitted cupboard housing mains gas fired combination boiler.

OUTSIDE: At the front of the property there is a pretty front garden giving a depth of 15' from the pavement. Wrought iron gate gives access to a front pathway leading to a

storm porch.

The front garden is laid mainly to flowerbeds enjoying a variety of mature plants and shrubs and is enclosed by natural stone walls. Paved patio area at the front boasts a sunny westerly aspect, area to store recycling containers and wheelie bins.

The main portion of garden is situated at the rear of the property.

MAIN GARDEN: 87' maximum in length x 15' maximum in width. From the back door there is a paved area with outside power point and outside light. Steps rise to the main portion of garden. Natural stone rockery garden and flowerbeds. The garden is laid mainly to lawn and boasts a variety of flowerbeds and borders well stocked with a selection of mature plants, trees and shrubs. Wildlife pond. The garden is enclosed by timber fencing.

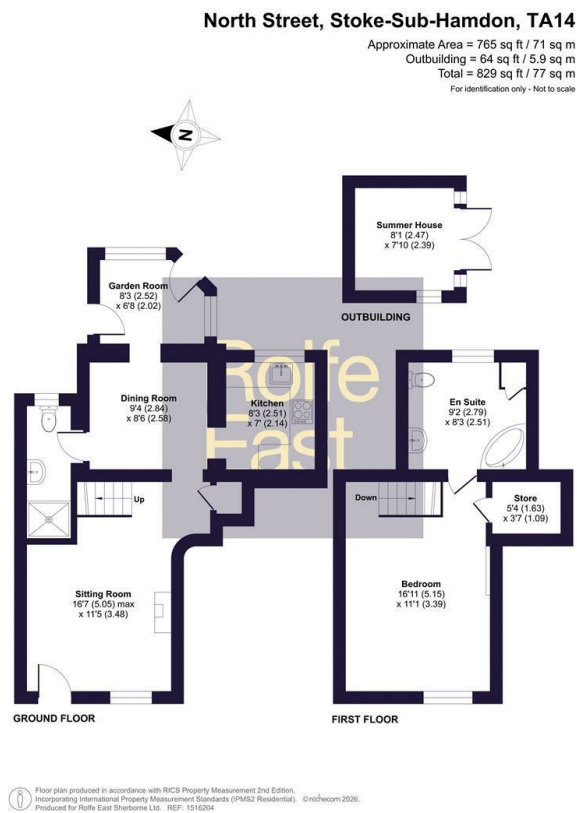
DETACHED TIMBER GARDEN ROOM: 8' maximum x 8'2 maximum. Windows to the front and side, glazed double French doors open to the main garden.

Behind the timber garden room there is a garden storage area and rainwater harvesting butt.

TIMBER GARDEN STORE: 6'11 maximum x 5'11 maximum. Light and power connected.







Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		