



FOR SALE

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

£550,000



ORCHARDS
ESTATES

46 North Street is an elegant, double-fronted Grade II listed home dating back to c.1800.

Rich in historic charm with exposed beams, open fireplaces, and classic period detailing. It also offers modern comfort throughout.

Perfectly positioned in the heart of Stoke-sub-Hamdon, it is just a short stroll from the village's local amenities.

£550,000



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

Set back from the road on North Street, 46 enjoys a charming, small walled front garden, currently laid with golden chippings for low-maintenance appeal and complemented by a selection of mature shrubs. A short pathway leads to the impressive character front door, creating an inviting first impression.

Entrance Hallway

Stepping through the front door, you are welcomed into a beautifully refurbished hallway featuring elegant wall panelling and a period-style radiator that perfectly complements the character of the home. From here, doors lead to the two main living rooms, and the kitchen/dining area.

Living Room One

Located to the right, this impressive room boasts a striking hamstone fireplace, complemented by stylish wall panelling, exposed beams, and a front-aspect window complete with a charming window seat. The floor is laid with hamstone

flagstones, enhancing the room's traditional feel. A glazed door at the rear opens directly onto the garden.

Living Room Two

To the left, the second living room, although slightly smaller in size this room also centres around a stunning feature fireplace, topped with a substantial rustic beam. A front-aspect window with window seat, beams, radiator, and a large oak door leading to the utility room complete this cosy space.

Kitchen/ Dining Room

This generous, light-filled space is fitted with a range of wall and floor units, with room for a dishwasher and fridge-freezer. A standout feature is the Rangemaster cooker with electric hob and extractor above. An exposed hamstone wall adds character, and the dining area comfortably accommodates a table for eight. Two side-aspect windows fill the room with natural light, and stairs rise from here to the first floor. Under-stairs storage cupboard.

Utility

Fitted with a range of wall and base units and a sink, the utility offers space for both a washing machine and tumble dryer. A glazed stable door provides access to the rear garden. There is a radiator in this room and access to the cloakroom.

Cloak Room

The cloakroom includes a side-aspect window, heated towel rail, hand wash basin, and a vintage-style WC.

Landing

Ascending the carpeted stairs to the first-floor



landing, you will find access to the loft via the hatch, along with doors leading to...

Master Bedroom

Situated at the front of the property, the generous master bedroom features a large front-aspect window with a radiator beneath. The standout feature of this impressive room is the substantial hamstone fireplace, adding warmth and character. The room comfortably accommodates a king-size bed with ample space remaining for additional furniture. A built-in cupboard beside the fireplace offers convenient storage. An en-suite bathroom complements the master bedroom, comprising a walk-in shower, hand wash basin, WC, and a heated towel rail. A rear-aspect window provides natural light.

Bedroom 2

A well-proportioned double bedroom featuring a front-aspect window with a radiator beneath. The room comfortably accommodates a double bed with additional space for storage or bedroom furniture.

Bedroom 3

A comfortable double bedroom featuring a rear-aspect window, complemented by an additional small feature window that adds character and natural light. The room includes a radiator and offers ample space for further storage or bedroom furnishings.

Bedroom 4

An L-shaped single bedroom located at the rear of the property, featuring dual-aspect windows to both the rear and side, allowing plenty of natural light. The room includes a wall radiator and offers generous space for additional storage.

Family Bathroom

A beautifully presented, modern family bathroom featuring a spacious walk-in shower cubicle, a vintage-style hand wash basin, and a stunning roll-top bath with claw-feet, adding a touch of classic

elegance. The room also includes a WC and a side-aspect window that fills the space with natural light.

Outside

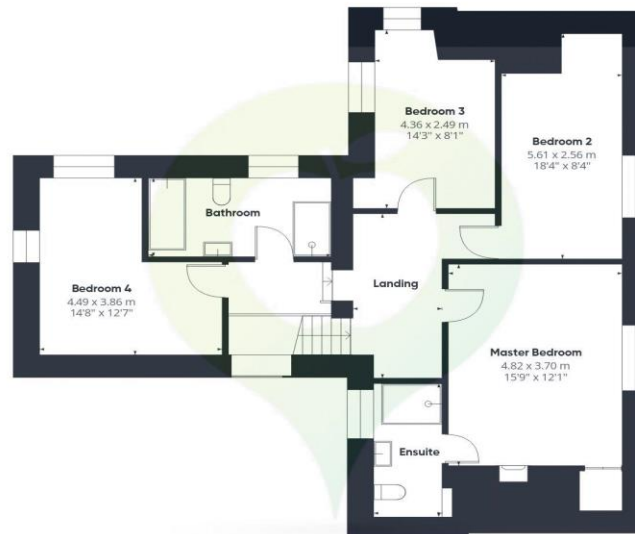
At the front of the property, a charming walled garden offers an attractive, low-maintenance space, currently laid with golden chippings and complemented by mature shrubs. The private, walled rear garden can be accessed either through the utility room or via the archway to the side of the property. This delightful outdoor space is mainly laid to lawn and features a patio seating area, perfect for entertaining or al-fresco dining during the warmer months. Additionally, there is a covered garden room providing a sheltered spot to enjoy the garden even on gloomier days.

Material Information

- Freehold
- Grade II Character property dating back to c. 1880
- EPC – C
- Council Tax - E
- Mains - Electric, water and drainage
- Boiler - 3 years old
- Heating - Electric
- Chimneys - Two chimneys current in use
- Arch Way – Pedestrian access to the rear garden
- Parking - On road
- Broadband - (Ofcom Broadband Checker) Ultra Fast 1000 mbps available
- Flood Zone 1 - This property has very low risk of flooding from rivers and sea



Floor 1 Building 1



Floor 2 Building 1

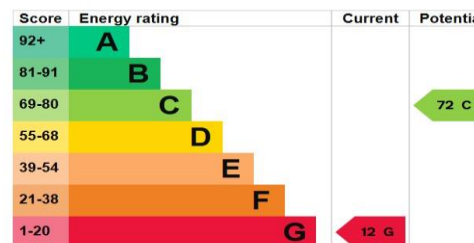


Approximate total area⁽¹⁾

194.4 m²
2093 ft²



Floor 1 Building 2



The graph shows this property's current and potential energy rating.

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



01460 477977 or 01935 277977



www.orchardsestates.com



ORCHARDS
ESTATES

Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR