





~~£1,200,000~~ £1,040,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



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Energy
Rating

TBC

Council Tax Band - TBC



Services

Mains electricity, gas, water and drainage are available. Air source heating system if preferred.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From the Market Place in Somerton, head through West Street and turn left onto Pestors Lane, follow the road for approximately 2 miles until you reach the end of the road, here turn left onto Langport Road. When you get to Podimore roundabout, take the fourth exit onto the A303. Continue for around 5 miles before taking the second exit at the next roundabout. At the next roundabout take the second exit onto Harp Road, before taking the first left onto Over Stratton Road. Drive through the village passing the Royal Oak public house, until reaching a sharp right hand bend. Orchard Linhay will be identified on your left hand side.

Description

Orchard Linhay represents an extraordinarily rare chance to create a truly exceptional home of architectural merit, individually tailored to your own tastes, lifestyle and aspirations, whilst doing so at a price point that we genuinely believe sits considerably below the eventual open market value of the finished property.

Set within grounds extending to 1.4 acres in total or a smaller parcel of 0.4 acres if less is desired, the completed residence is expected to command a value comfortably in excess of £1,200,000 depending on the final specification chosen by the purchaser. However, through a carefully structured custom-build arrangement with the landowner and highly esteemed construction company, this remarkable home can realistically be delivered to a high specification for approximately £1,040,000 in total, with the buyer also benefiting from their own dedicated project manager to oversee the build process from start to finish.

This is not simply the purchase of a house, it is the opportunity to create your house. A home designed around the way you wish to live, with the ability to influence and tailor everything from the internal layout and room arrangements, through to kitchen design, bathroom finishes, joinery details, flooring choices and even the final decorative palette. The result will be a genuinely bespoke home, individually crafted to suit its eventual owner rather than a standardised developer product.

The proposed design already demonstrates an exceptional blend of traditional Somerset materials and contemporary architectural detailing. Locally quarried Hamstone, warm horizontal oak cladding, feature glazing and a clay tiled roof combine to create a home that feels both timeless and strikingly modern. Internally, the present layout centres around an impressive open-plan kitchen, dining and living space with large central island and direct connection onto landscaped terraces and gardens, perfectly arranged for modern family life and entertaining alike.

The current design incorporates a dramatic entrance hall with floating staircase and full-height glazing, a generous living room with feature wood-burning stove, study, pantry, utility and integral garage, whilst upstairs provides a luxurious principal suite with elevated rural views, alongside three further double bedrooms and beautifully appointed bathrooms. Importantly however, these spaces remain adaptable and capable of evolving with the purchaser's own ideas and requirements.

Location

Over Stratton is a picturesque village situated at the edge of rolling countryside, close to the village of South Petherton, a small country town with a village atmosphere and home to nationally renowned Holm restaurant, set in attractive surroundings and once voted the second best village in the country to bring up a family. Over Stratton itself benefits from a thriving local inn, which often hosts live music and themed food nights, along with the well-regarded New Farm Café & B&B. An active village hall is home to a highly regarded children's nursery in the mornings, exercise classes and various other activities and sessions for locals to meet and enjoy a sense of community. There is close access to the A303 and train stations in the local towns of Crewkerne, Yeovil and Taunton with direct links to London.





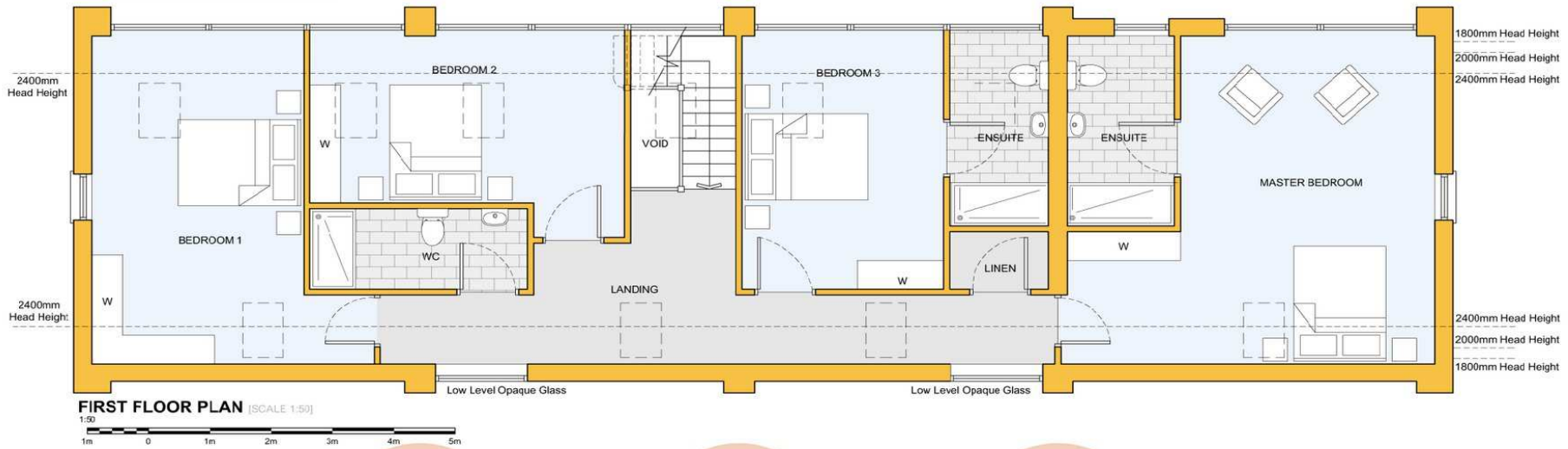
One of the most compelling aspects of Orchard Linhay is not simply the house itself, but the process through which it will be delivered. Purchasers will be working alongside an established and highly respected local construction company with an outstanding reputation for craftsmanship, detail and professionalism. Their experience allows buyers to undertake what would ordinarily feel like an overwhelming self-build journey with genuine confidence and reassurance, guided from initial acquisition right through to final completion and handover.

Financially, the opportunity becomes even more remarkable. The structure of the purchase means Stamp Duty Land Tax is only payable on the initial land acquisition rather than the eventual completed property value, creating a further saving estimated at £58,750 alone! In addition, we understand the project will not be liable for Community Infrastructure Levy charges applicable to qualifying self-build purchasers, whilst phosphorus mitigation credits have already been sourced and paid for by our client. Combined with efficient material procurement, established contractor relationships and streamlined build management, the overall value proposition becomes incredibly difficult to replicate on the open market.

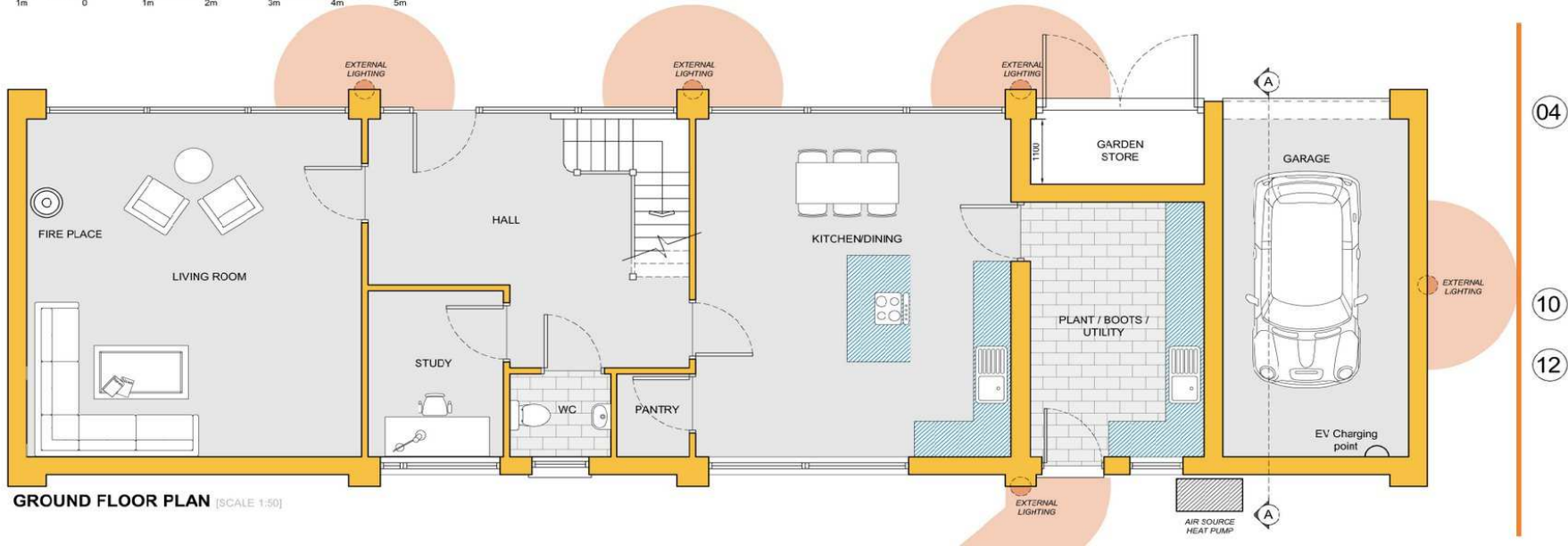
Quite simply, opportunities such as this are exceptionally difficult to find. The ability to create a bespoke, architect-designed country home of this calibre, in such a desirable setting, whilst simultaneously benefiting from the expertise of an award-winning construction team and a cost base substantially below anticipated end value, is something rarely presented to the market.

- **Projected completed value of approximately £1,200,000+, yet anticipated acquisition and build costs from around £995,000 - £1,040,000 through this unique custom-build arrangement.**
- **A genuinely rare chance to create a bespoke architect-designed country home expected to hold a substantially higher future value than the overall acquisition and build cost.**
- **Stamp Duty payable only on the initial land acquisition, creating an approximate saving of £58,750 when compared against purchasing a similar completed home at £1,200,000.**
- **Tailor virtually every aspect of your future home, from internal layout and room configuration through to kitchens, bathrooms, flooring, joinery and final decoration.**
- **Delivered alongside an award-winning and highly respected local construction company, guiding purchasers seamlessly from acquisition through to final completion.**
- **Striking contemporary country house design combining Hamstone, oak cladding and feature glazing to create a timeless home filled with warmth, character and natural light.**
- **Significant financial advantages including no qualifying self-build CIL liability, phosphorus credits already secured and paid, plus efficient contractor and material sourcing.**





FIRST FLOOR PLAN [SCALE 1:50]



GROUND FLOOR PLAN [SCALE 1:50]

RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 785100 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

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DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

