



**FOR SALE**

Rectory Lane, Norton Sub Hamdon, TA14 6SP

£429,999



**ORCHARDS**  
ESTATES

Beautifully presented Hamstone cottage situated on a no-through road in the beautiful village of Norton sub Hamdon, this character home offers three double bedrooms (master ensuite), two reception rooms and large garden situated a short walk from the Lord Nelson, local primary school, community shop with post office and fields upon fields of walks. The property offers a secluded position with a large garden to the rear, a range of external Hamstone buildings, and with side access to the front.

£429,999



## LOCATION

The village of Norton Sub Hamdon has a very good range of local amenities which includes a public house, a well stocked community shop, a friendly cafe and a post office. There is also a primary school, church and village hall. Further facilities are available at Crewkerne which has a Waitrose supermarket and mainline rail link to London Waterloo. Yeovil is the commercial centre for the area and has an excellent range of shops, sports clubs, garages, hospital, cinema, restaurants and a variety of Supermarkets. The area is also well served by state and independent schools including Hazlegrove at Sparkford, Perrott Hill School in Crewkerne, Bruton School for Girls, Sexeys School and King's School in Bruton and Millfield School in Street. The road links in the area are excellent, with the A303 trunk road which runs from Exeter to London only a short distance away, while the M5 (Junction 25) can be found at Taunton.

### Approach

Set on Rectory Lane, this property is a semi detached hamstone cottage with door to front and side access gate to rear.

### Dining Room - 16' 9" x 10' 9" (5.105m x 3.273m)

Double glazed door to front, front aspect double glazed window with storage cupboard under, laid to carpet, stairs to first floor, wall lights, two radiators and interior stained glass window to the kitchen.

### Sitting Room - 15' 4" x 9' 10" (4.685m x 2.992m)

Front and rear aspect double glazed windows, laid to carpet, wall lights, two radiators, ceiling beam and gas fired stove over a Hamstone hearth.

### Kitchen - 11' 3" x 9' 6" (3.426m x 2.891m)

Rear aspect double glazed window, single glazed internal stained glass window into dining room, fitted kitchen comprising a range of wall and base units with solid wood worktops over, one and a half bowl ceramic sink, gas hob with extractor over, electric oven, space and plumbing for washing machine, space for tumble dryer, space for under counter fridge/freezer, tiled flooring and double glazed door to side.

### Landing

Laid to carpet, access to loft with ladder, lighting and boarded and doors to:

### Bedroom One - 11' 10" x 9' 7" (3.618m x 2.923m)

Two rear aspect double glazed windows, laid to carpet with two radiators. Dressing Room - Hanging space and door to ensuite. Ensuite - Wash hand Basin and WC.

### Bedroom Two - 13' 6" x 7' 11" (4.127m x 2.412m)

Front aspect double glazed window, double built in wardrobe, laid to carpet and radiator.

### Bedroom Three - 9' 9" x 8' 8" (2.972m x 2.649m)

Front aspect double glazed window, laid to carpet and radiator.

### Bathroom - 9' 10" x 6' 7" (2.999m x 1.996m)

Rear aspect double glazed window, bath with mixer taps and shower attachment, shower cubicle, pedestal wash hand basin, WC, partially tiled walls, tiled floor, shaver socket with light, extractor fan and radiator.



### Store Room/Utility

Situated in the first external building and accessed from the kitchen door and side gated access, offering two side aspect single glazed windows, original fireplace, exposed and painted stone walls, plumbing and space for washing machine, space for fridge/freezer, laid to carpet, power, lighting and internet connection.

### Store (Originally a Piggery)

Stone built with window to side.

### Summerhouse - 7' 8" x 7' 8" (2.344m x 2.333m)

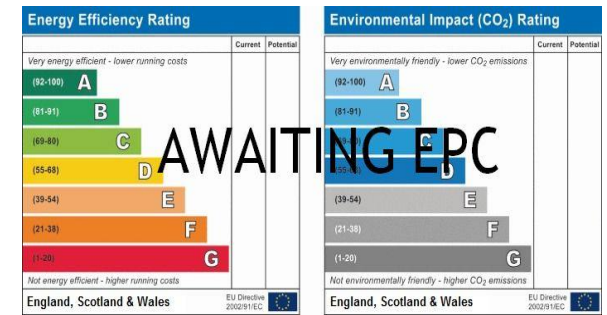
Door to rear and windows to side with insulation.

### Garden

Accessed from the side gate or kitchen door, laid to Initial patio courtyard area with external tap. Steps lead up to raised patios towards the rear and lawns on two levels enclosed by fencing and wall.

### Additional Information

This property is set within the Norton sub Hamdon Conservation area, the bordering Old Rectory is Grade II Listed as is Homefield across the road.

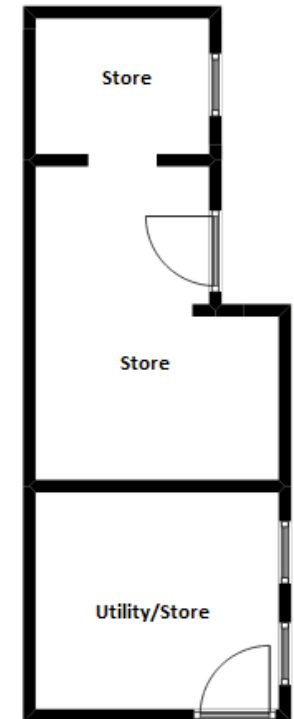
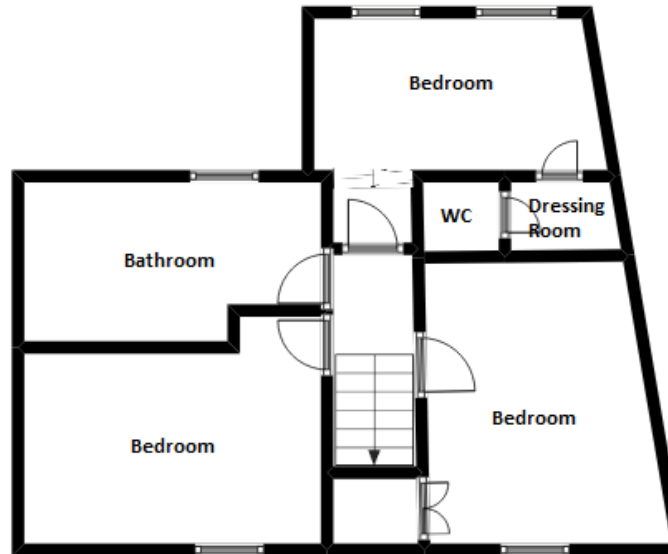
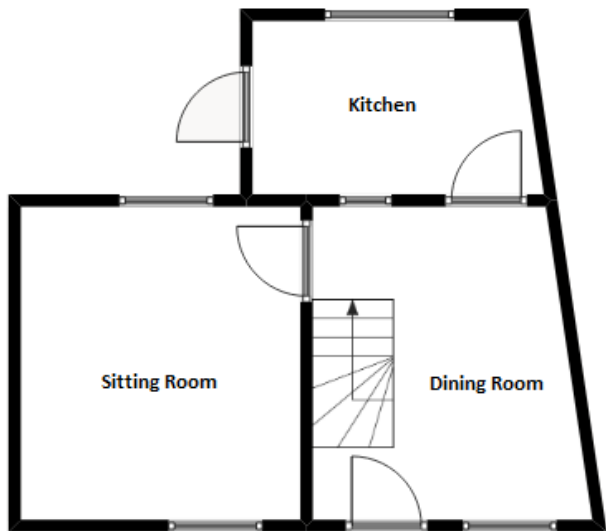


### AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

### Directions

Using The Lord Nelson at the entrance to Rectory Lane as your focal point, walk along Rectory Lane for about 150 metres, the property will be found on your right hand side, just before The Rectory.



01460 477977 or 01935 277977



www.orchardsestates.com



**ORCHARDS**  
ESTATES

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.