



FOR SALE



Full video walk - through

Langlands, Stoke-Sub-Hamdon, TA14 6QA

Offers Over £500,000



ORCHARDS
ESTATES

Detached Hamstone house with flexible accommodation, ideal for a family, a downsize or if you need downstairs space for a parent (or teenager) this could be ideal. The property is set on a quiet side road and has a front drive laid over gravel. The front door opens to the hallway with stairs to first floor, WC, cupboard and further doors to the kitchen and sitting room. Upstairs are 4 large bedrooms, the master with an ensuite as well as the bathroom. The living space is open plan in an L shape from the kitchen across the rear of the house to what would for most be a dining area and then into the lounge. Off the kitchen is a separate utility area with rear side door access and inner door to the garage. To the rear is a large conservatory and the private, flat and westerly facing garden. The garden feels very private. The property comes with an integrated garage which lends itself to being transformed into a separate sitting room or for those looking for additional family space, could easily be modified into a very spacious downstairs bedroom with access through the cupboard space in the inner hallway and necessary plumbing in the downstairs WC.

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LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdresser, 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 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

The property is set on a quiet road and is accessed over a private driveway laid to gravel with high hamstone front wall and gated access to side and rear of the property.

Entrance Hallway - 9' 11" x 7' 6" (3.013m x 2.284m)

Door to front with tiled floor, radiator, stairs to first floor, WC, storage cupboard, doors to the sitting room and kitchen.

Kitchen/Diner - 22' x 22' (6.715m x 6.698m)

(measurement is width of kitchen and length from sitting room to dining area, incorporating the 'L' shape of the space). Fitted kitchen set over a black tiled floor with a range of under counter and over counter storage, space for a range cooker with extractor fan, integrated dishwasher, rear aspect sink unit with drainer looking out to the rear garden, tiled splash back, pantry cupboard, door to separate utility room, breakfast bar area and opening to the dining area which is also set over black tiled floor.

Utility room

With side door access to the exterior, plumbing and space for washing machine, fridge freezer and a range of base units for storage, internal doors to the garage and kitchen.

Dining Area

With rear aspect double doors opening to the conservatory, set over a black tiled floor with open archway to the lounge;

Sitting Room

Front aspect double glazed window, gas fire with surround and radiator.

Conservatory - 17' 5" x 11' 3" (5.306m x 3.419m)

With low built walls, double glazed sides and roof, French doors to the garden and with two radiators, making this a year round usable space.

WC

Downstairs cloakroom with WC, wash hand basin and extractor fan set over a tiled floor with radiator.

Integral Garage - 17' 0" x 9' 2" (5.181m x 2.805m)

With double doors to the front, side window and interior personal door providing access to the utility room. The garage houses the boiler and plumbing. This space would be ideally suited with some thought and effort to become a 2nd reception room, or could easily be converted into a large downstairs bedroom with a point of access possibly through the storage cupboard in the entrance hallway.



Landing

With double glazed window to the front, the landing provides access to the four large bedrooms, bathroom and comes with a loft hatch (the loft is partially boarded and has ladder access and light).

Master Bedroom - 12' 10" x 13' 0" (3.919m x 3.952m)

Set to the rear of the property and offering a range of built in wardrobes, radiator, rear aspect double glazed window and ensuite.

En-suite - 7' 1" x 2' 5" (2.154m x 0.728m)

Tiled floor and walls, enclosed shower, extractor, wash hand basin, WC and heated towel rail.

Bedroom Two - 13' 0" x 8' 1" (3.970m x 2.470m)

Front aspect double glazed window, radiator and laid to laminate flooring.

Bedroom Three - 11' 8" x 10' 7" (3.549m x 3.221m)

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

Bedroom Four - 10' 5" x 11' 8" (3.175m x 3.567m)

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

Bathroom - 8' 10" x 6' 9" (2.683m x 2.060m)

Rear aspect double glazed obscure window, tiled floor and walls, bath with shower over, extractor fan, wash hand basin, WC and radiator.

Rear Garden

With gated side access to the front of the house, the garden is initially laid to patio area with an external tap. The lawn is level with several raised beds ideal for planting or some home grown produce. The garden is situated at a Western orientation and feels quite private and secluded.

Additional Property Information

The solar panels are owned by the property and ownership will pass to the new owner, this will include the feed-in tariff. Several trees just outside the boundary of the property are TPO (Tree Preservation Order). The property itself is set outside of the village Conservation Area. All house windows were replaced in July 2020. Gas Fired Central Heating System.

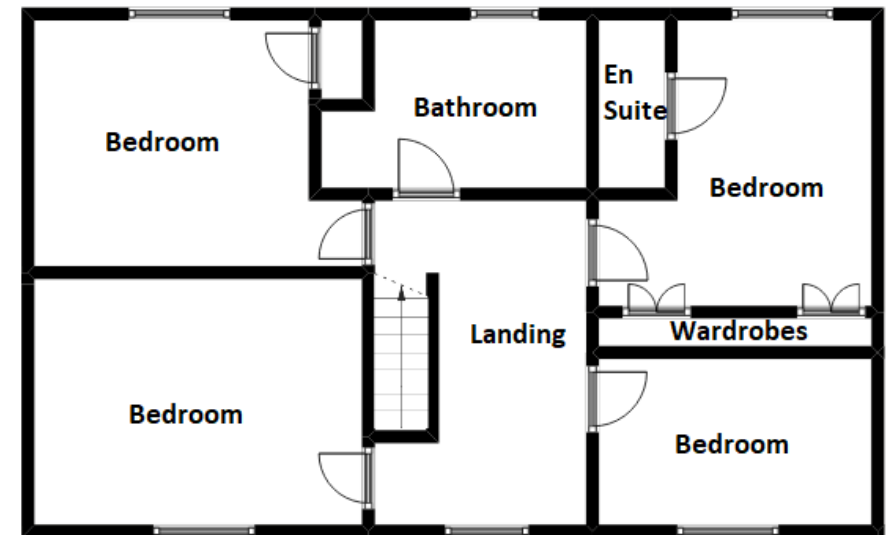
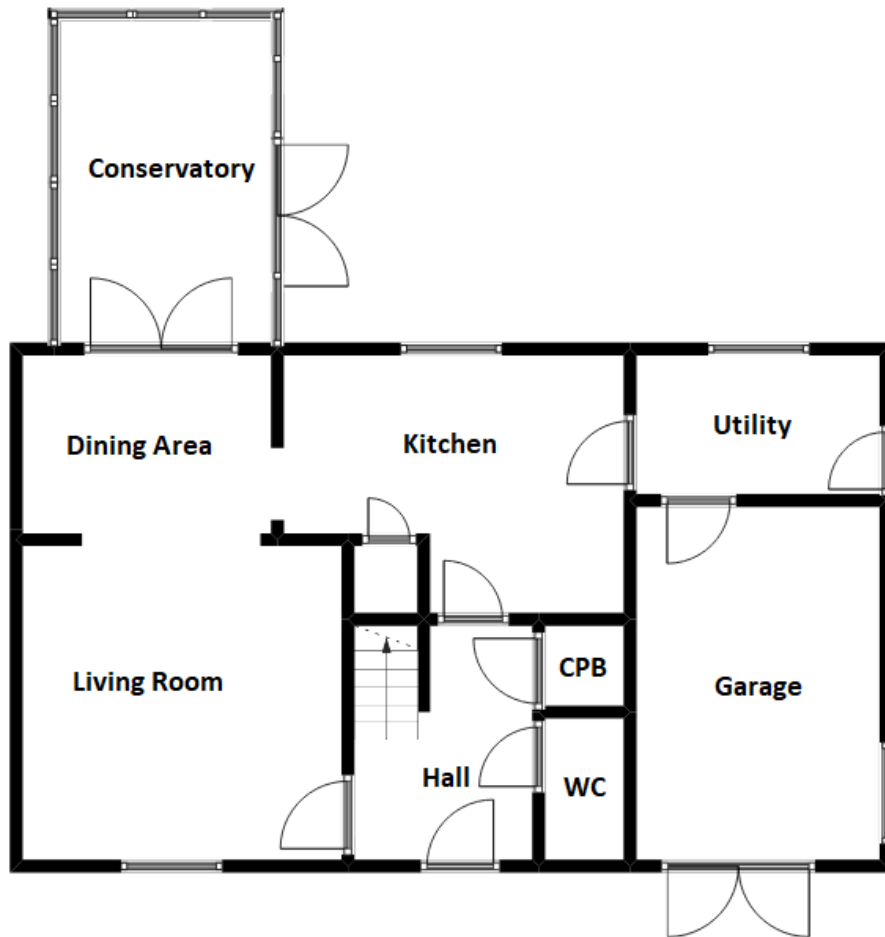
AGENTS NOTE

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

From our office, situated in the pretty Hamstone built, Duchy of Cornwall North Street Workshops it is a short walk up Langlands to the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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