



360° Degree Virtual Tour

**FOR SALE**

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

£365,000



**ORCHARDS**  
ESTATES



Renovated and ready to move in, 4 bedroom Hamstone cottage situated in the heart of Stoke sub Hamdon with no onward chain. This property would ideally suit a family who need more bedroom space without breaking the bank. With the benefit of having been refurbished this property is ready to move in and offers generous accommodation over two floors. The property also benefits from mains gas central heating with a brand new combi boiler and is finished in a neutral tone which is designed to make it easy for a new owner to personalise. All you have to really worry about is what colour you want your feature wall! The living spaces lend themselves to entertaining or family gatherings with an open plan style kitchen and large dining area, giving you the best of both worlds with a semi-private kitchen space, allowing you to prep without worrying if anyone noticed you put in a little too much wine in your bolognese (be honest, we've all done it)! To the rear is a courtyard area and then a newly fenced rear garden. Upstairs is surprisingly large as the property extends on the first floor over the entry and thus provides 4 large bedrooms, the principal with en suite and to the rear a spacious main bathroom. Also on this floor is the boiler room which is quite spacious and with a tiny bit of effort could become a self-contained laundry area handily situated on the first floor, rather than dragging everything up and down the stairs. This is a generous property, presented in an 'as new' condition and would ideally suit those who want to live in a popular village, need a house with a 4th bedroom or home office and want the ease and hassle of just 'moving in'.



£365,000



## LOCATION

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

Set off North Street, this Hamstone cottage, believed to date from 1910 has a handsome frontage offering kerb appeal. Approaching the property, you'll find the main entrance off North Street, accessed through a low hamstone front wall with a paved walkway to the front door. The arch to the side belongs to this property and provides access for several neighbouring properties as well as a temporary waiting space for the property owner, very handy for getting the shopping (or kids) home as this also provides access to the rear of the property where the rear door opens to the kitchen,

## Ground Floor

Entering the front door, you step into a welcoming hallway with a side window that affords additional natural light. The front room can serve as a sitting/evening or occasional room, while the main living area at the rear offers an open-plan style layout with a dining area that flows into the newly fitted kitchen. Both ground floor rooms have fireplaces which we are informed could be used as open fires or have a woodburner installed. The rear room has built

in storage areas, including a walk in storage area under the stairs which also to add the functionality of this space. The kitchen is newly fitted with a contrasting navy blue finish which catches the eye. This includes new hob and oven, integrated fridge/freezer, integrated dishwasher and space with plumbing for a washing machine.

## Upper Floor

Ascending the stairs, you'll discover the property actually increases in size and offers 4 large bedrooms, with the principal bedroom featuring a decorative fireplace and its own newly fitted en suite. This floor also houses a newly fitted bathroom to the rear. A spacious closet with plumbing and housing the gas fired central heating boiler could easily be converted into an upstairs laundry room adding yet another level of functionality.

## Garden

The rear garden is fully enclosed by 6ft fencing, providing privacy, and offers partial views of Ham Hill from certain vantage points. To the upper area is a shingle laid area with concrete pad, ideal as a seating area to make the most those sunnier days.

## Additional Information

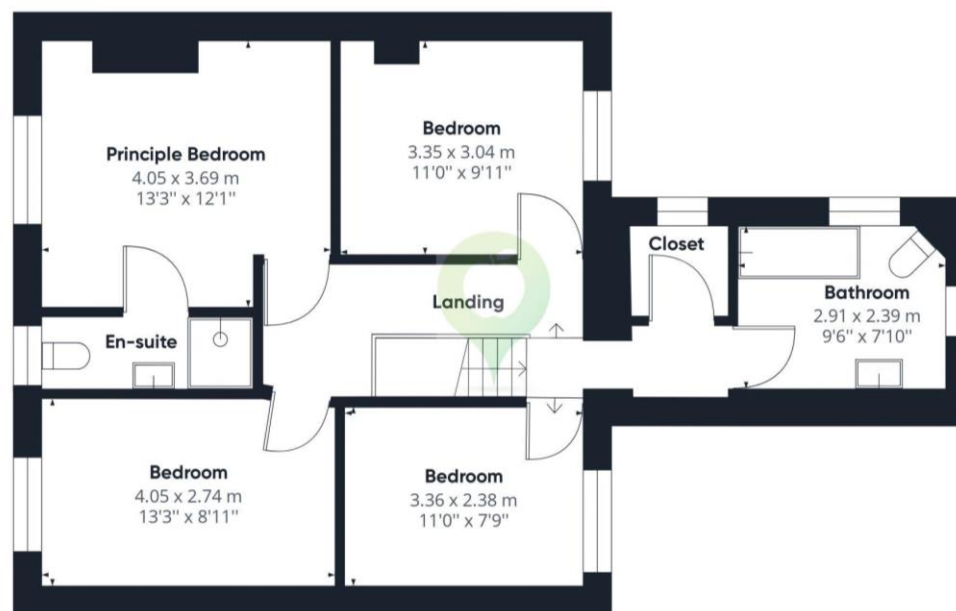
The archway and building over belong to this property, there is a right of access for neighbours to drive through the archway. The property is situated within the Conservation area of Stoke sub Hamdon. This property is offered as a Freehold. Newly renovated so all appliances are brand new. Mains Gas, Water and Drainage. There is a right of way access across the rear garden to number 50 and number 52. Gigaclear Broadband is available in the village. Water pipes have been replaced to give better water pressure. A new electric safety certificate will be provided with the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Floor 1



Floor 2

**Directions** From our offices at the delightful Duchy of Cornwall North Street Workshops, head North on North Street about 100 yards. The property will be found on your left hand side and will be easily identified with the distinctive Orchards Estates FOR SALE Board.



01460 477977 or 01935 277977



www.orchardsestates.com



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Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

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.