



FOR SALE

Orchards Estates - Celebrating 10 years of helping you move



Ham Hill, Stoke-Sub-Hamdon, TA14 6RW

£730,000



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ESTATES

Set in Ham Hill Country Park, this period hamstone detached home offers some of the best views, in a very private setting, all within walking distance of the village centre, although to be honest, you wouldn't know you were this close to civilisation.

As the vendor said, this home has been blood, sweat and a few tears as they have spent 20 years updating and extending the former 2up/2down cottage into a spacious family home with 3 large bedrooms (the master with ensuite and walk in wardrobe).

A kitchen with high ceilings, centre island and dining area.

The sitting room sits to the corner and with a spacious home office plus a 4th bedroom all on the ground floor, all sitting on a tranquil, elevated plot surrounded by countryside.

If you are considering your next home and you want to be close to amenities but feel like you are far enough from neighbours to be the only people left in the world this is definitely a property to view.

£730,000



LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, several hairdressers, chemist, veterinary surgery, doctors, public houses, social club, vehicle repair 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

This property is set within the Ham Hill Country Park. From the main road follow the tarmac road, then turn right and up the concrete laid hill, this is quite steep, so not for the faint-hearted. You will come upon the property on your left, you can park in front of the side extension which was originally a garage and is now partially converted into a workshop/store with side access to the utility room. Once you disembark, enter through the gate onto the front gravel laid entrance area and stop to take in the views over garden. The entrance is under a storm porch with oak pillars opening to the inner hallway.

Entrance Hall

The entrance hallway brings us inside the house and forms a junction towards the rear. The first door on your right opens to the dining and kitchen area and to the rear on the right was the former kitchen, this is now a spacious storage area and stairwell to the upper floor including a roof window. To the left from the entrance is a reception room, previously the sitting room, now utilised as a home office/fitness, of if needed a 5th bedroom option. As the hall turns to the left there is a spacious downstairs cloakroom and then the hallway goes under a feature attractive stone arch onto the side extension which features a bedroom to the rear and a spacious sitting room to the front. Some of the additional features are a solid

wood floor, wood panelling to the lower walls and exposed hamstone walls in parts.

Kitchen/Dining

An extension to the house has created a double ceiling height kitchen with centre island and lots of natural light from front aspect and roof windows. An induction hob range cooker is included. The kitchen features a solid wood floor and wood units with a butler style sink situated by the front aspect windows, offering a glorious outlook across the Somerset countryside. Also within this space is an open archway which provides access to the dining area with its own front window, making this a great space for entertaining whether you have 1 guest or 12. To the rear of the kitchen is a spacious utility area with lots of storage, plumbing and electrics for a range of white goods. A side door off here leads to the latest upgrade which is an adaptation of the old garage into more of a workshop and has double front doors opening to the parking area.

Sitting Room

Forming part of a 2 storey extension, the sitting room features a side aspect window and a set of French doors which provide access to and a view across the gravelled front garden to a backdrop of treetops and further out the hills of Somerset and the Blackdown Hills. Also in here is a large fireplace with a multi-fuel stove, making this a comfortable room year round and one from which to gaze out at the ever changing skyline and sunsets.

Ground Floor 'Everything' Room

Formerly the sitting room of the original house, this is a spacious ground floor additional 'everything' room, used currently for fitness with a running machine, yes, a running machine with a view over the countryside from the front aspect window. Also currently in here is the drum kit (for all those budding musicians they can use this room to get away from everyone else and practice til their hearts content! The room also currently acts a library and home office, so this really is a multi-functional space.



Ground Floor Bedroom

Forming part of the 2 storey extension, this is a double bedroom on the ground floor and offers a great position for family, friends or whoever stays a bit too late at the last party.

Ground Floor WC

Formerly the bathroom of the original house, this is a spacious and well fitted area with everything one would expect from a downstairs WC and space if you wanted to install a shower.

Landing

Wood steps lead from the rear hall to the upper landing, roof windows add natural light and make this is a nice introduction to the main sleeping quarters. The landing area is spacious with a double wardrobe, the owners once toyed with the idea of opening a door to the rear to gain access to the raised, natural wild garden to the rear, maybe it's something for the next owners to think about!

Principal Bedroom

Forming part of the 2 storey extension, this is a very spacious room with front and side aspect windows offering nice views. There is also a walk in wardrobe and very handily it has its own en suite which was recently updated with a walk-in shower.

Bedroom Two

A double bedroom with far reaching views from the front aspect window.

Bedroom Three

A double bedroom with far reaching views from the front aspect window.

Bathroom

Situated on the upper floor with a large corner shower cubicle, modern fittings including a chrome towel rail, wash hand basin, WC and feature double ended bath, offset with an exposed hamstone wall and two roof windows.

Front Garden

With entrance gate from the parking area the front garden is in 3 tiers and offers gorgeous views to the Somerset countryside. The initial area is gravel laid with mature shrubbery and plants and offers a commanding view across to the Blackdown Hills in the distance, currently used as the outdoor dining and entertaining area. The 2nd tier is lawned and slopes gently whilst wrapping around the upper garden. The 3rd tier drops away to the high hedges and treelines and creates a very private lower outlook, all helping to make you feel as if you are really far away from civilisation as the closest rooftop you can see is far below in Stoke sub Hamdon and about half a mile away. To the side is a range of planted beds, ideal for those wishing to be more self-sufficient in growing their own home produce.

Wild Garden

Accessed from a set of steps to one side of the property, the upper garden is 'wilded' and remains a natural space which is fenced to the rear, treelined and backs directly onto the lower slopes of Ham Hill.

Parking

Private parking to the front of the house is available for 3 vehicles.

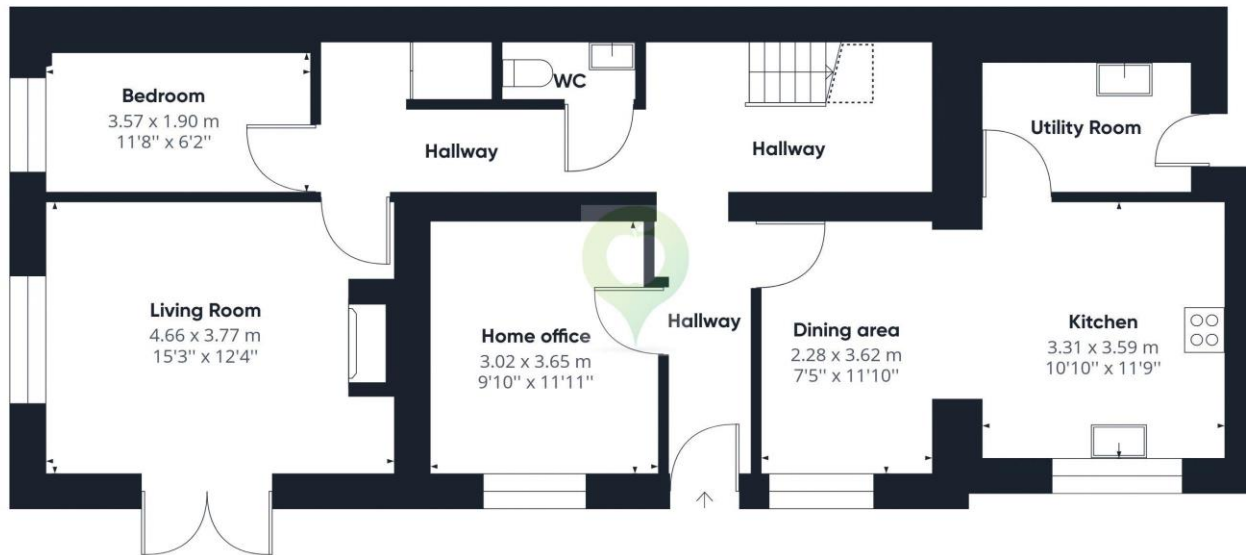
Additional Information

- Situated in a Conservation Area.
- Council Tax Band: D
- Multi-Fuel Stove runs several radiators.
- Ground Source Heat Pump Installed approx 2 years.
- Solar Panels income approx £700 per annum.
- Septic Tank.
- Number 53, a one bedroom property has a right of way access over the front driveway.
- Double glazing in original part of house is approx 5 years old.
- Double glazing in newer part of house is approx 15 years old.
- The seller of this property has secured a forward purchase on a property which would be top of chain, therefore, any transaction should move along with less fuss.

Directions

From the centre of the village exit High Street up the hill towards Ham Hill. After a few hundred yards there will be a road to your left, a sign is there to help you identify the position as you can not see the property from the road. Follow this road in and then up to your left, caution, this is a very steep drive and it is recommended that you access this using a 4x4 during poor weather conditions as there are many trees and the potential for loss of grip due to leaves. There is a concrete path to the left hand side if you prefer to walk up, or we can escort you from our offices in the village which are about a 1 minute drive away.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 1



Floor 2



Approximate total area⁽¹⁾

144.20 m²

1552.18 ft²

Reduced headroom

1.16 m²

12.48 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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