



**FOR SALE**

**Orchards Estates - Celebrating 10 years of helping you move**



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

**£259,000**

 **ORCHARDS**  
ESTATES

Elevated Ham stone built character cottage set within, yet feeling as if you are on the edge of the village of Stoke sub Hamdon and with a nice garden backing onto Ham Hill Country Park and offered with no onward chain. The property has been updated and offers spacious accommodation over 2 floors with a generous sitting room incorporating a Ham stone fireplace and log burner. To the rear is the dining area and kitchen which offers an abundance of space having been opened with a box arch to create a family space all with a view to the rear garden. Upstairs are 2 bedrooms, both doubles, the master bedroom being of extra large space and a nice bathroom. There are additional storage cupboards on both floors. Due to the elevation, you will find your neighbours often sit out of the front of their homes to enjoy the far reaching views and beautiful sunsets, all helping to make this a friendly and welcoming community.

£259,000



## 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

'New Cut', the local name for the cottages just above the High Street, 3 Ham Hill forms part of a row of 6 terraced Hamstone cottages which look out across the top of the village and across the Somerset countryside with a Westerly aspect from their elevated position.

Steps from the road lead up to the initial entrance, which is set back with a gravel front area, ideal for evenings to take in the wonderful views.

## Ground Floor

The front door opens into an initial entrance area with stairs to the first floor and door opening to the sitting room.

The sitting room has a double-glazed front window and Hamstone fireplace with inset log burner.

To the rear is a storage cupboard. The rear door then opens to the dining area which has been opened out to create an open-plan kitchen/dining area which is a really charming family space.

To the rear of the kitchen a stable door provides access to the rear garden.

## First Floor

A landing area provides access to the bedrooms

with a storage cupboard and loft access hatch. The front bedroom is the largest with extra space above the entrance area ideal for a dressing table and a small hamstone fireplace with grate (untested).

The second bedroom is also a double with an outlook to the rear garden.

The bathroom is tastefully updated and finished with mosaic tiled walls and a modern suite.

## Rear Garden

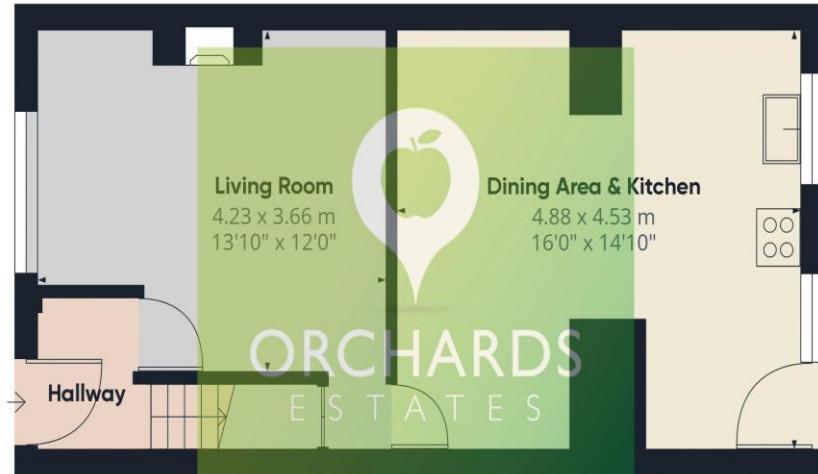
The rear garden with this property is a treat for those who want low maintenance, nature and a usable outdoor space with views.

Fully enclosed with path to one side, the initial area is laid to patio, the the garden slopes upwards to an elevated area with shed.

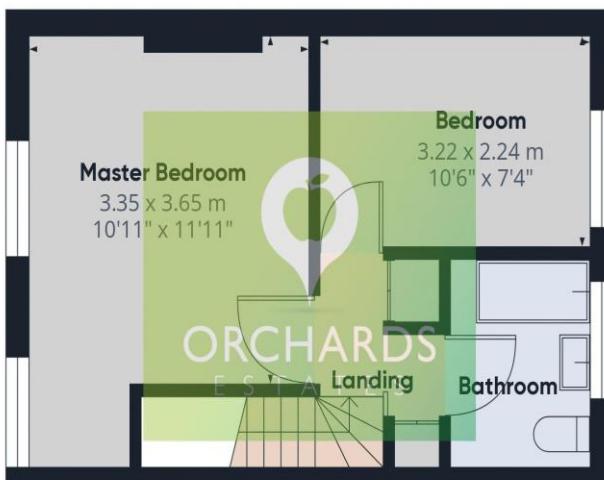
## Material Information

- Council Tax Band: B.
- EPC (Energy Performance Rating): B.
- Offered with No Onward Chain
- Mains Water, Gas and Drainage.
- The property is situated within the village Conservation Area.
- Chimney was swept in August 2023.
- There is a 'coalmans' right of access across the rear of each of the properties.
- The original properties are believed to date from the 1890's.





Floor 1

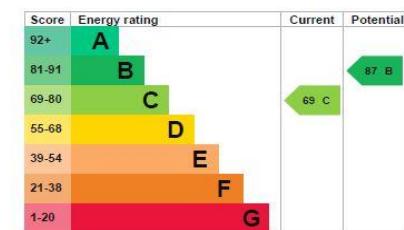


Floor 2



Approximate total area<sup>(1)</sup>

66.68 m<sup>2</sup>  
717.69 ft<sup>2</sup>



Excluding balconies and terraces

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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[www.orchardsestates.com](http://www.orchardsestates.com)

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