



73 Ham Hill

Stoke-sub-Hamdon, Somerset TA14 6RW

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A delightful three bedroom hamstone cottage, full of country charm, with superb views from the elevated rear garden.

- Sitting Room with Inglenook Fireplace
- Dining Room
- Study & Separate WC
- Kitchen with Dining Space
- Three Double Bedrooms
- Spacious Family Bathroom
- Dedicated Storage Room
- Courtyard & Lawned Garden
- Far-Reaching Countryside Views
- Close to Amenities & Ham Hill Country

GUIDE PRICE £425,000

THE AGENT SAYS...

73 Ham Hill is a lovely, traditional hamstone cottage, typical of the local area, with a cosy and characterful interior. However, what is not typical are the views from this property. At the front, the cottage windows offer framed views of the beautiful surrounding countryside, but from the elevated garden is a stunning vista - as far as the eye can see - which gives a fantastic sense of space and freedom.

THE PROPERTY

At the front of the property is the delightfully cosy sitting room with its inglenook fireplace and wood burning stove. An exposed stone wall and window seat add to the charm of this room. Across the hall is the nicely proportioned dining room which has a cast iron fireplace with wooden surround, and a window seat that works well as additional dining seating. The ceiling is finished with coving and below this runs a picture ledge. At the rear of the property are the kitchen and the





study, with a door at the end of the hall providing access to the courtyard and garden. The kitchen is a good size, with plenty of fitted storage and room for a small dining table. The study, with built-in storage and a separate WC, is great for home working or hobbies and could also work well as an occasional bedroom. On the first floor there are three double bedrooms, with fitted wardrobes in the principal room. The family bathroom is a generous size with a walk-in shower and plenty of fitted storage, including a large airing cupboard. There is also a large walk-in storage room accessible from the landing.

OUTSIDE

Steps from the pavement lead up to the front door, which is sheltered under an attractive stone porch. The borders of the front garden are filled with low maintenance shrubs and alongside the porch is a ledge to perch on and savour the views. Opposite the cottage is a parking area and the current owners rent space for two cars from the Duchy for £120 per annum.

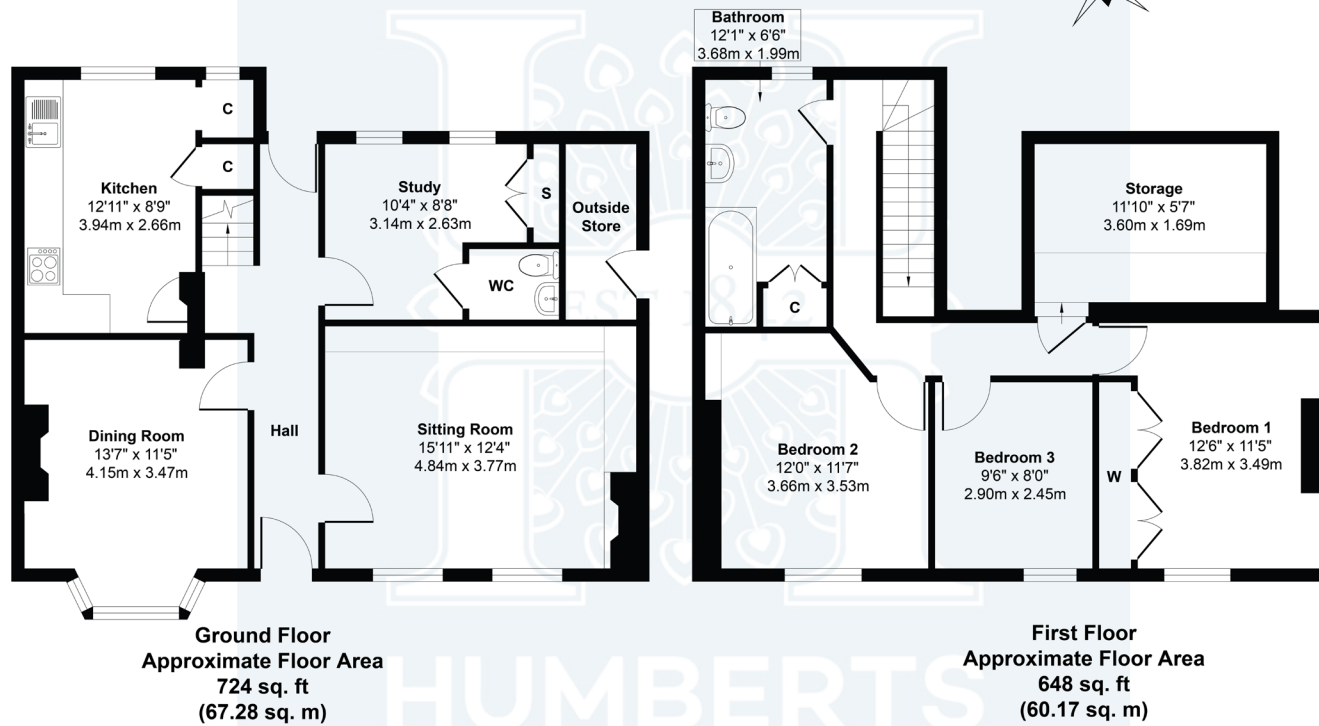
At the rear, there is a paved courtyard adjoining the house, enclosed by high retaining walls, which is a perfect spot for outdoor dining. There is a timber shed and also an outdoor store adjoining the study. Steps lead up from the courtyard to the lawned garden which slopes up steeply from the house. The garden is roughly terraced and at the top are the most amazing views over the surrounding countryside. Several of the neighbours have made the best of this enviable position by installing garden rooms at the highest point.

SURROUNDING AREAS

Stoke-sub-Hamdon is an attractive village close to Ham Hill Country Park. The thriving community offers primary and secondary schooling, a range of shops and businesses, pubs, doctors, veterinary surgery etc. The A303 London to Exeter trunk road is nearby, as is Montacute and its historic house. The regional centres of Yeovil and Taunton are within easy motoring distance and both have mainline rail connections.



Ham Hill Stoke Sub Hamdon, Somerset, TA14



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DIRECTIONS

From the A303 follow North Street towards the centre of the village. Turn left onto High Street, then immediately right onto Ham Hill Road, and the cottage will be found on the left-hand side.

SERVICES

Mains water, drainage and electricity. Gas-fired central heating.

LOCAL AUTHORITY

Somerset Council - Band C

ENERGY PERFORMANCE CERTIFICATE

Current Rating - D

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