



Old Rose & Crown

31 Ham Hill, Stoke-sub-Hamdon, Somerset TA14 6RL

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A charming former public house which has been converted into a delightful home with four good-size bedrooms and a private garden.

- Entrance Lobby
- Sitting Room with Fireplace
- Spacious Kitchen
- Adjoining Dining Room
- Principal Bedroom with En Suite Bathroom
- Three Further Bedrooms
- Family Bathroom
- Garage & Home Office
- Secluded Garden
- Far-Reaching Views at the Front

Offers in excess of £550,000

THE AGENT SAYS...

The Old Rose and Crown is a characterful property with lovely proportions and a family friendly, sociable layout. The original fireplaces in the sitting and dining rooms provide a nod to the history of the property and add a wealth of character. The house has a desirable broken-plan layout with the main rooms all interconnected but retaining a sense of separation and individual identity. Sustainable energy is generated by photovoltaic solar panels on the roof with any surplus energy providing a tax-free income.

THE PROPERTY

A lobby protects the sitting room from the elements and provides a welcoming entrance with storage space. Flooded with south-westerly light, the spacious sitting room has a Hamstone fireplace with a substantial mantel beam, stone hearth and log burner; next to the fireplace is a built-in storage cupboard. Off the sitting room is the dining room which has





a fireplace set into a wall of exposed Hamstone with a high mantel shelf. This delightful focal point adds character and texture to the room and offers a place to create an eye-catching still life display. The dining room has been partially knocked through to the kitchen to create a sociable space but one that retains a sense of separation.

The kitchen is a superb size with plenty of fitted storage units, room for a large fridge-freezer, a freestanding island, eye-level double oven, combined gas and induction hob with extractor above, integrated dishwasher, and plenty of preparation space. There are doors either side of the kitchen - one leads out to the garage and adjoining home office and the other out to the rear hall. The dedicated office is a good size and well lit by skylights. There is plumbing for a sink in one corner and ladder access to mezzanine storage. The rear hall houses the stairs to the first floor, a utility room and WC, and leads back into the sitting room.

On the first floor there are four bedrooms and the family bathroom. The large principal bedroom has fitted wardrobes and an impressive en suite with a bath, separate shower cubicle, WC, and wash basin. The other three bedrooms are all double rooms, with a small built-in wardrobe in bedroom 2. Like the en suite, the family bathroom is also a generous size and has a bath, separate shower, WC, basin, and a handy airing cupboard for towel and linen storage.

OUTSIDE

Three steps from the street lead up to a wrought iron gate and the paved path to the front door. The front garden is predominantly hardstanding with gated parking in front of the garage. Evergreen shrubs soften the facade and highlight the carved stone bearing the house name.

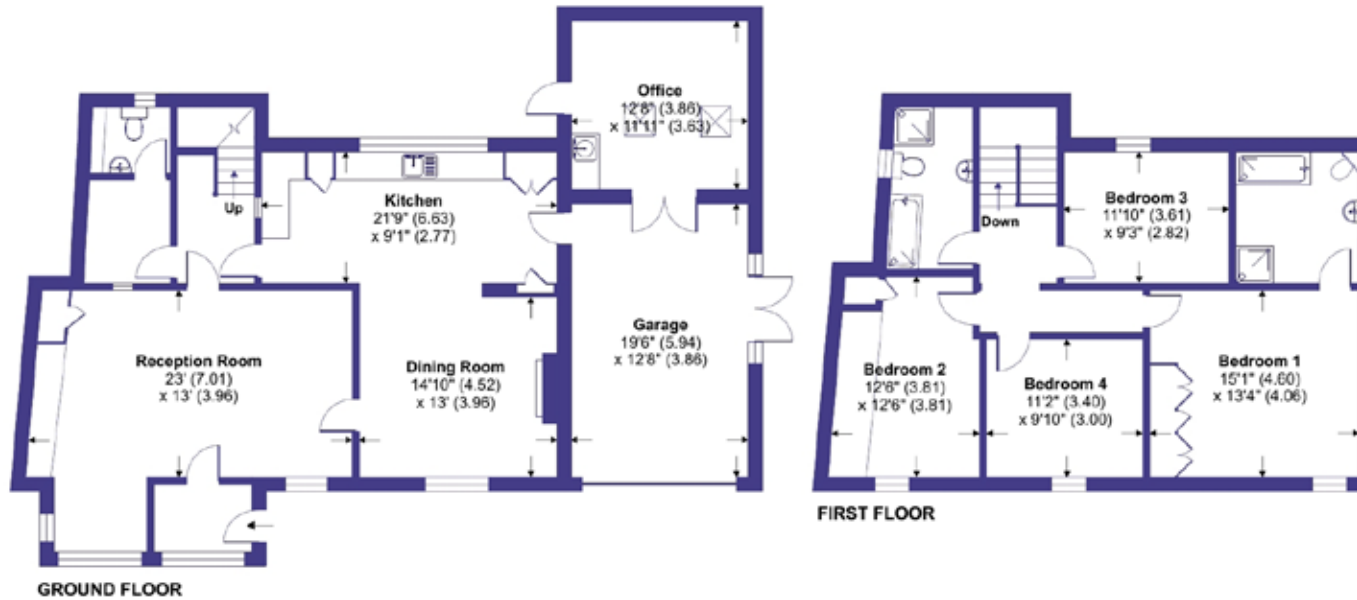
The main garden is to the side of the property with access via double doors from the garage. Steps lead up to a large raised patio which in turn has steps up to the lawn. A steep bank along the rear boundary, with shrubs and silver birch trees, makes the garden wonderfully secluded. At the far end of the lawn is an enclosed kitchen garden area with a greenhouse and timber shed.



Ham Hill, Stoke-Sub-Hamdon, TA14

Approximate Area = 2245 sq ft / 208.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Humberts. REF: 1240658

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.

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, PV Solar Panels.

LOCAL AUTHORITY

Somerset Council - Band E

ENERGY PERFORMANCE CERTIFICATE

Current Rating - C

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