



40 North Street

Stoke-sub-Hamdon, Somerset TA14 6QQ

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An attractive three bedroom hamstone cottage requiring full renovation, situated in the popular village of Stoke-sub-Hamdon.

- Renovation Project
- No Onward Chain
- Three Bedrooms
- Family Bathroom On First Floor
- Two Reception Rooms
- Kitchen
- Potential To Extend/Open Up Ground Floor
- Two Single Garages At The Rear
- Garden

OFFERS IN THE REGION OF £240,000

THE AGENT SAYS...

40 North Street is a charming traditional cottage with potential to be a stunning home. The property has great proportions with generous room sizes and scope to change the layout to better suit modern life. In need of complete renovation, the cottage offers a superb opportunity to create your perfect home in a great location.

THE PROPERTY

A small lobby opens into the main entrance hall from where doors lead to the ground floor accommodation and stairs rise to the first floor. At the front, the sitting room has great proportions and is centred around a fireplace that could be made into a lovely feature. The dining room is also a great size with a fireplace, although this would need reinstating once the gas fire is removed.





Adjoining the dining room is the kitchen which is a good-size room but has potential for the layout to be improved during renovation. Similar properties have removed the wall between the kitchen and dining room to create a more open space. There is also a dilapidated sun room attached to the kitchen that could be removed and replaced with an extension (subject to planning). If this were done there may be the opportunity to include a WC on the ground floor (the current WC is outside).

On the first floor there are three double bedrooms and a large family bathroom. Currently bedroom three is only accessible through bedroom two but the first floor layout, generous room sizes and double windows mean it should be relatively simple to reconfigure to three independent bedrooms.

OUTSIDE

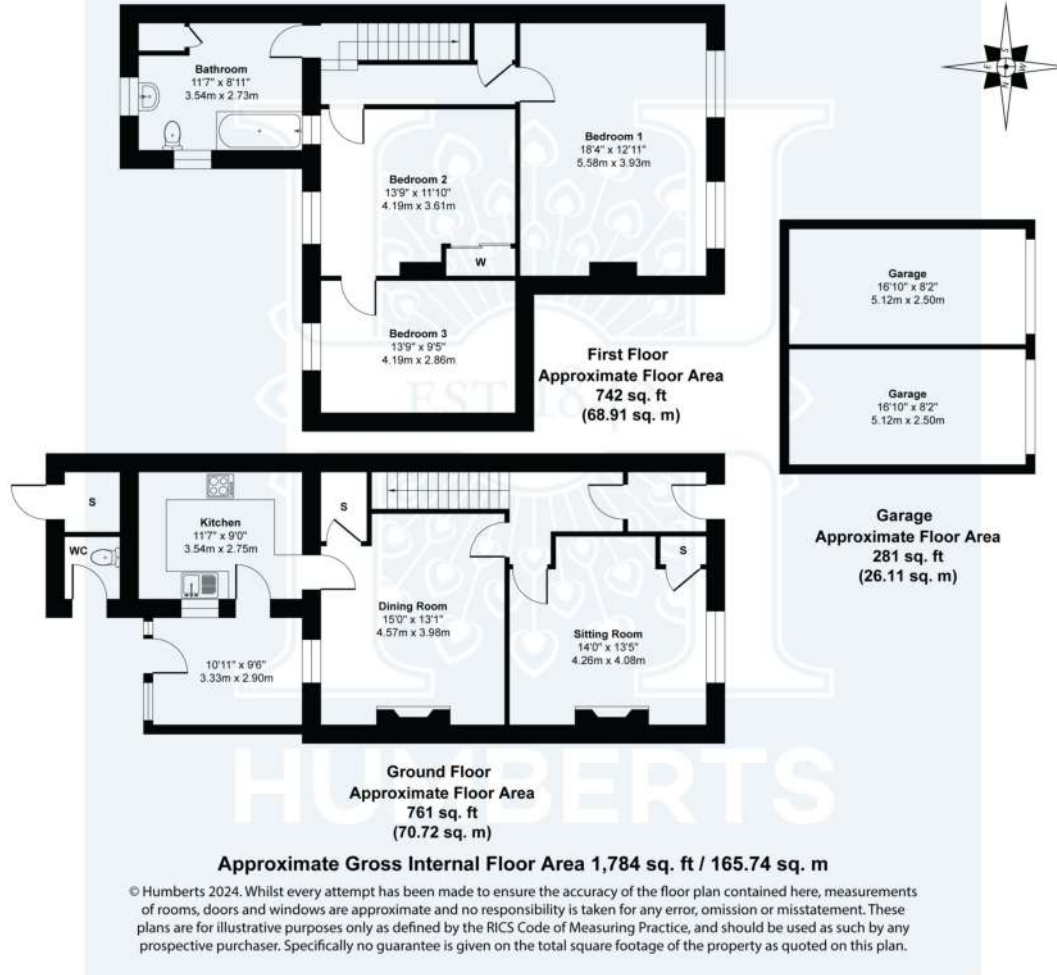
Attached to the rear of the cottage is a small store and outside WC. The property will be sold with two garages located in a block at the rear (on a 125 year lease) and behind is the garden, which is accessed via a right of way over a neighbouring garden/property. The garden is laid to lawn, with low post and rail fencing with shrubs in front. There is also a timber summerhouse that is covered with clematis and other climbers.

SURROUNDING AREA

Stoke-sub-Hamdon is an attractive village close to Ham Hill Country Park. The village is thriving and vibrant with primary and secondary schooling, a range of shops and businesses, pubs, doctors, dentist, 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 both within easy motoring distance and have mainline rail connections.



North Street, Stoke sub Hamdon, Somerset, TA14



DIRECTIONS

From the A303 follow North Street towards the centre of the village. The property will be found on the left-hand side, indicated by our for sale board.

SERVICES

Mains water, drainage and electricity. Gas-fired central heating via back boiler (currently disconnected).

LOCAL AUTHORITY

South Somerset District Council - Band C

ENERGY PERFORMANCE CERTIFICATE

Current Rating - E

AGENTS NOTE

Please note the property has a shared flying freehold.

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