



Mrs Hallett's Cottage



**STAGS**



# Mrs Hallett's Cottage

Norton Sub Hamdon, Somerset, TA14 6SN

Ham Hill Country Park and A303 1 mile. Crewkerne 4.5 miles.  
Yeovil 7 miles.

A deceptively spacious three bedroom Grade II listed cottage which has been greatly refurbished with tiered gardens to the rear enjoying panoramic views over Ham Hill. No Onward Chain. EPC Band E

- Sought after village location
- Charming character features
- Kitchen/Dining room
- Shower room
- Council tax band C
- Quiet no-through road
- Sitting room
- Three double bedrooms
- Tiered gardens with wonderful views
- Freehold

Guide Price £340,000

## SITUATION

Mrs Halletts Cottage is situated in an enviable location towards the end of this no-through road. The village is highly desirable and benefits from a good range of local amenities including post office, village stores, public house, primary school, church and active village hall. The village is surrounded by beautiful open countryside and also sits at the foot of Ham Hill Country Park with its extensive footpaths. Crewkerne is within 4.5 miles where an excellent range of day-to-day facilities can be found, including a Waitrose supermarket and a mainline railway station to Exeter and London Waterloo. The larger town of Yeovil is within 7 miles where an even greater selection of facilities can be found.

## DESCRIPTION

Mrs Halletts Cottage was subject to a house fire in 2011 and was then subsequently rebuilt. The cottage is Grade II listed and still retains many fine features including window seats and exposed beams, however much of the property has been renewed including the roof which also has foam insulation, many of the windows are now uPVC double glazed and it also benefits from gas fired central heating. On the ground floor is a spacious sitting room with an adjoining kitchen/dining room and on the first floor are three double bedrooms, however one of the bedrooms is currently used as a sitting room and enjoys patio doors opening onto the garden. There is also a well equipped shower room. Outside are attractive gardens to the rear which are tiered and from the top there are wonderful views over the surrounding countryside towards Ham Hill.





### ACCOMMODATION

Glazed door to sitting room with a tiled fireplace with inset gas fire, tiled hearth and surround together with wooden mantle over, window seat to front, exposed beams and door leading to the kitchen/dining room which comprises; a single drainer stainless steel sink with taps over, adjoining worktops with a range of floor and wall mounted cupboards and drawers, integrated fridge and space and plumbing for washing machine. Skylight, glazed stable door to rear and staircase rising to the first floor with cupboard under.

Landing with window to side. Bedroom one which is delightful with views from two aspects including patio doors to the rear garden. This room is currently being used as a sitting room but has fitted wardrobes and laminate flooring. Shower room with large walk-in shower cubicle, concealed WC and vanity unit with inset wash hand basin and heated towel rail. Linen cupboard with slatted shelving which also houses the gas fired boiler. Bedroom two with window to front and trap access to the roof void. Bedroom three with windows to both front and rear, exposed beams and fitted bedroom furniture including wardrobes and overhead cupboards.

### OUTSIDE

To the rear of the cottage is a small courtyard area with covered area with space for freezer and tumble dryer, together external light and electrical sockets. Steps lead up to a garden area which is partly gravelled with a paved pathway and steps leading up to two further lawned areas, separated by a low stone wall. The rear garden is hedged and fenced and has various shrubs, bushes and trees. The top garden is again laid to lawn with a garden shed (in poor repair) from which wonderful views can be enjoyed over the surrounding area towards Ham Hill and also backing onto open fields.

### VIEWINGS

Strictly by appointment through the vendor selling agent. Stags, Yeovil office, telephone 01935 475000.

### SERVICES

All mains services are connected.

Gas fired central heating.

Broadband Availability: ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps (ofcom)

Mobile Availability: EE, Three, O2 and Vodafone (ofcom)

### DIRECTIONS

From the Cartgate roundabout on the A303 head towards Exeter passing the petrol station on your left hand side. After a further 1/2 a mile take the exit signposted Crewkerne. At the end of the road, turn left towards Crewkerne and continue along here taking the 2nd turning left into Norton Sub Hamdon. On entering the village turn right into Higher Street and head towards the end of the no-through road, whereupon Mrs Hallett's Cottage will be seen on the right hand side, clearly identified by our For Sale board.

### FLOOD RISK STATUS

Very low risk (environmental agency)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	47	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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