



**STAGS**

Hoods



# Hoods

North Street, Stoke-sub-Hamdon, TA14 6QR

A303 0.5 Miles Yeovil 7 Miles

- Stunning Detached Home
- Grade II Listed
- Lovely Period Features
- 4 Bedrooms, Master & Guest En Suite
- Attached Annexe/ Guest Wing
- Mature, Enclosed Garden
- Off Road Parking, Open Garage and Work Shop
- No Forward Chain

**Guide price £700,000**

## THE PROPERTY

Hoods is a wonderful historic property that offers spacious accommodation of great character within easy reach of amenities and transport links, making this the ideal village home. Grade II listed, this former farmhouse dates back to the late 17th century. A host of period features and classical styling can be found throughout, now dovetailed with modern convenience as a result of the extensive programme of improvements undertaken by the current owners. With an attached - but self-contained - annexe adjoining the house, Hoods offers accommodation to suit a variety of lifestyles.

A beautiful studded front door opens into the wide, welcoming entrance hall that creates a lasting first impression. Either side are two reception rooms, both authentically appointed to continue the period theme whilst enjoying the contemporary benefit of underfloor heating. The drawing room features an impressive Hamstone fireplace, oak floorboards and double doors leading directly to the garden. Across the hall, and benefitting from a door directly to the kitchen, the cosy sitting room lies at the physical heart of the house with pine floorboards and a wood burner. Great care has been taken in the kitchen to create a farmhouse-style atmosphere. Traditional fitted units and an electric Aga are coupled with the benefit of modern integrated appliances including an electric oven, microwave, hob and dishwasher. Also on the ground floor is the study, fitted with attractive wooden furniture, and a cloakroom.

Four generous bedrooms can be found on the first floor, including a delightful master bedroom and well-proportioned en-suite bathroom. Bedroom 2 also enjoys en-suite facilities, whilst bedrooms 3 and 4 are serviced by the family shower room and separate WC.



A beautiful former farmhouse with an attached annexe/guest wing and a wealth of character, located close to amenities





The annexe, which benefits from its own front door, can also be accessed from the main house through a boot/utility room, complete with fitted units and plumbing for laundry facilities. This enables the two elements of the property to be used as one, or separated as required.

Well-proportioned accommodation throughout makes the annexe perfect for holiday lets or for housing dependent relatives or teenagers. On the ground floor there is a galley-style kitchen with integrated appliances including a fridge, oven and hob, and a comfortable sitting room with a feature fireplace. Open stairs lead to the first floor, where there is a galleried bedroom and an en-suite bathroom with built-in storage.

### OUTSIDE

Hoods enjoys a walled rear garden, which is mostly laid to lawn with established, well-stocked borders. Immediately adjoining the rear of the house, and covered by a glass verandah, the sun terrace is a marvellously secluded place to relax, dine and entertain al fresco. At the top of the garden there are a number of vegetable beds, fruit trees and berry bushes. Parking is well provided for with a wide driveway leading to an open garage for two vehicles. A staircase within the garage leads to a loft store room above a workshop and connecting store room which adjoin the annexe and benefit from power and light.

### SITUATION

The property is located in a Conservation Area within easy walking distance of the amenities in the village, which include a shop/ Post Office, a choice of pubs, health centre/dentist and a vet. The village enjoys a friendly, active community with a variety of clubs and societies. Ham Hill Country Park is a stone's throw away, and the commercial centre of Yeovil is within easy reach.

Transport links are excellent with the A303 trunk road accessible within half a mile, yet far enough away to avoid road noise. Train stations in Yeovil offer regular services to London (Waterloo), Exeter, Bristol and Bath. Bristol airport is just over an hour away.

Education is well catered for with a primary school a short walk from the property and Stanchester Academy around 1.5 miles distant. A variety of alternative state and independent establishments can be found in the area, including Hazelgrove, Perrott Hill and Millfield at Street.

### SERVICES

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

### VIEWINGS

Strictly by appointment with the vendors' selling agents, Messrs. Stags, Yeovil Office, telephone 01935 475000.

### DIRECTIONS

From Yeovil take the A303 towards Exeter and shortly after the Cartgate roundabout take the exit towards Stoke-sub-Hamdon and Martock. At the end of the slip road turn right towards Stoke-sub-Hamdon and proceed into the village. The property can be found on the left-hand side adjacent to the turning into Castle Street.



Approximate Gross Internal Area (including Garage) = 394.6 sq m / 4247 sq ft

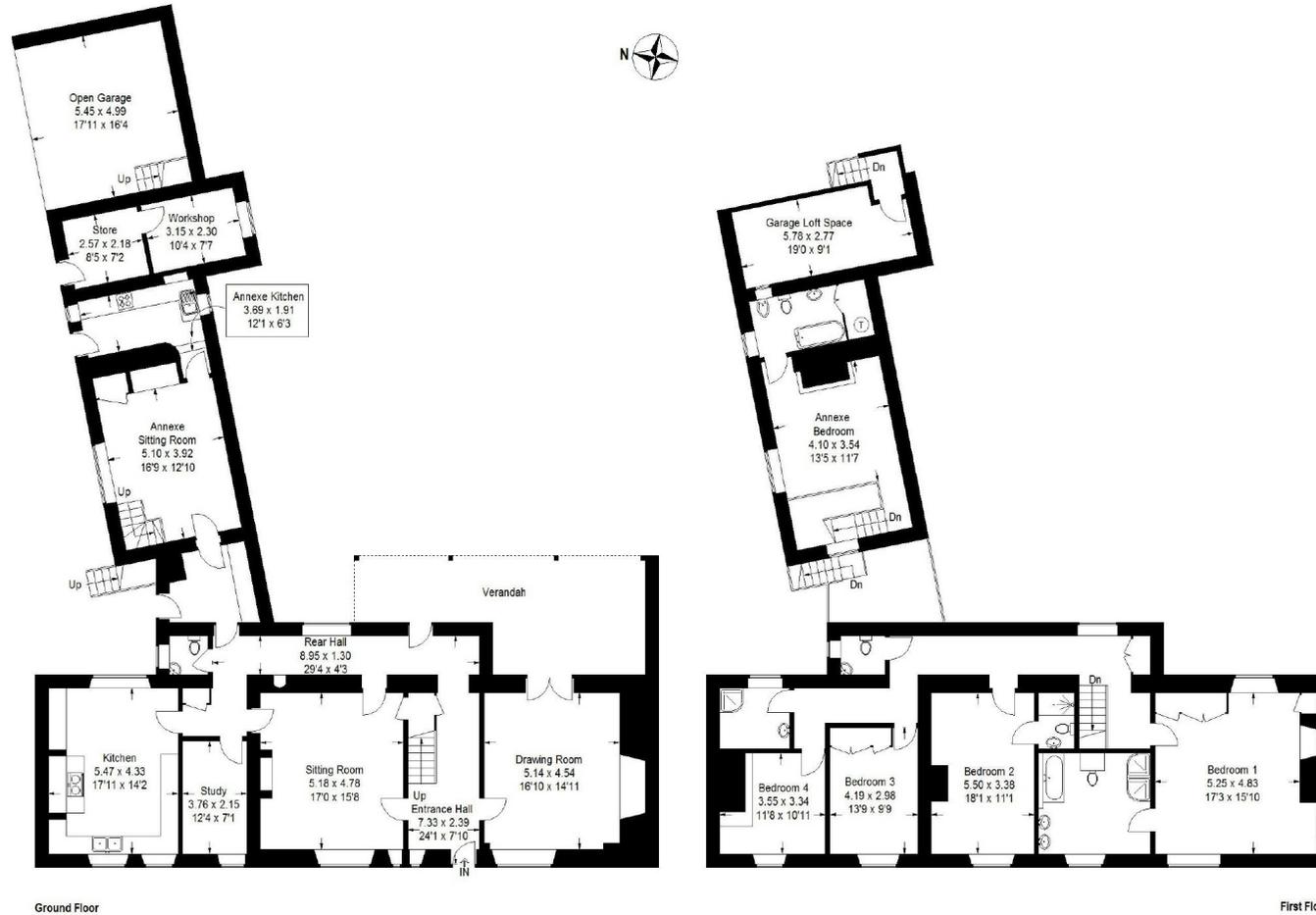


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Stags  
4/6 Park Road, Yeovil, Somerset, BA20 1DZ  
Tel: 01935 475000  
yeovil@stags.co.uk