



Homestead, Over Stratton



Homestead, Over

, South Petherton, Somerset TA13 5LG

South Petherton 1 mile. A303 0.75 miles. Ham Hill 4 miles. Yeovil 10 miles.

A charming three bedroom semi-detached Hamstone barn conversion offering versatile and flexible accommodation, including a ground floor bedroom and shower room. Rich in character features throughout, the property is set within attractive gardens and benefits from extensive off-road parking. EPC Band C

- Favoured Village Location
- Kitchen/Dining Room
- Ground Floor Bedroom and Shower Room
- Extensive Parking and Gardens to Front
- Freehold
- Entrance Porch/Boot Room
- Spacious Sitting Room with Reading Nook
- Two First Floor Bedrooms and Bathroom
- Rear Courtyard with Outbuilding
- Council Tax Band E

Guide Price £450,000

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000.

SITUATION

Homestead is situated within this sought-after village and is conveniently located within walking distance of the thriving village pub, The Royal Oak, along with a village hall which serves as a hub for a variety of community activities and events. The surrounding countryside offers an abundance of scenic footpaths and rural walks. The popular village of South Petherton is close by and provides an excellent range of day-to-day amenities, including public houses, restaurants, a village supermarket, cafés, a primary school and church, together with a modern doctor's surgery, pharmacy and community hospital. The larger market town of Crewkerne lies approximately 5.5 miles away and offers a wider selection of shopping, leisure and educational facilities, as well as a mainline railway station providing direct services to Exeter and London Waterloo.



DESCRIPTION

Homestead comprises a three bedroom semi-detached barn conversion, set well back from the village road behind an attractive stone wall and approached via a gravelled driveway providing ample parking and turning space. Constructed principally of Hamstone beneath a tiled roof, the property benefits from all mains services, including gas-fired central heating, while the majority of the windows are fitted with uPVC double glazing. The accommodation is both flexible and well proportioned, featuring a spacious kitchen/dining room and a comfortable sitting room, together with a ground floor bedroom and shower room, making it ideal for those seeking single-level living options. On the first floor, a delightful galleried landing leads to two generous double bedrooms and a family bathroom. Externally, the property enjoys extensive off-road parking and delightful gardens to the front, complemented by a variety of garden sheds providing useful storage. To the rear is an enclosed courtyard garden with a stone-built outbuilding, currently utilised as a laundry and boiler room. Rich in character and offering versatile accommodation, Homestead presents an attractive opportunity within this desirable village setting.

ACCOMMODATION

A uPVC entrance door opens into a useful entrance lobby/boot room, fitted with a mat well, tiled flooring and bench seating. Enjoying windows to two aspects, this practical space provides an ideal area for coats and footwear before a glazed door leads through to the welcoming entrance hall. Stairs rise to the first floor, with a useful understairs cupboard beneath, currently utilised as a larder and fitted with lighting. The kitchen/dining room forms the heart of the home and is a particularly attractive and sociable space. It is fitted with a single drainer stainless steel sink with mixer tap, set within Quartz work surfaces and complemented by an excellent range of floor and wall mounted cupboards and drawers. A Kenwood gas range cooker with five-ring burner hob, oven and grill provides a focal point, while there is space and plumbing for a dishwasher. Character features include exposed beams, an attractive tiled floor, a recessed stone niche and a built-in bench seat with useful storage beneath. A folding glazed door leads into the rear porch/boot room, a bright and practical addition to the property, glazed on three sides and enjoying views over the rear garden. With tiled flooring, radiator, power and lighting, together with space for both a fridge and freezer, this versatile area provides additional everyday convenience and direct access to the outside. From the kitchen, a glazed door leads into the sitting room, featuring an attractive stone fireplace with inset gas stove, exposed ceiling beams, seven wall light points and two windows overlooking the front garden. A glazed door opens into a delightful reading nook, a bright and inviting area glazed on three sides and enjoying glazed French doors leading directly onto the garden, creating an ideal space for relaxation and enjoying the surrounding outlook. To the opposite side of the kitchen, a doorway leads into an inner hall with tiled flooring. This in turn gives access to the ground floor shower room, fitted with a large walk-in shower, pedestal wash hand basin and low-level WC. The room benefits from tiled flooring, part-tiled walls, a heated towel rail, radiator and exposed beams.

Bedroom One is a generous ground floor bedroom featuring exposed beams, three wall light points, a window to the front elevation and an attractive stained glass window to the side. A comprehensive range of fitted wardrobes, cupboards and shelving provides excellent storage. On the first floor, a delightful galleried landing creates an attractive focal point, with fitted bookshelves, a partly vaulted ceiling, eaves storage, a linen cupboard and two roof lights providing natural light. Bedroom Two enjoys a vaulted ceiling with exposed beams and benefits from a small roof light, Velux window and an extensive range of built-in wardrobes, cupboards and drawers. The family bathroom is fitted with a panelled bath incorporating a shower attachment, pedestal wash hand basin with cupboard storage behind and a low-level WC. Additional features include a sloping ceiling, Velux roof light and heated towel rail. Bedroom Three is another attractive double bedroom with a vaulted ceiling and exposed beams, complemented by a window to the gable end elevation, a Velux roof light and a built-in wardrobe.

OUTSIDE

The property is set well back from the road behind a stone wall with wrought iron gates and a gravelled driveway providing ample parking and turning. To the front is an attractive stone-paved terrace, external lighting and a cold water tap. A charming pergola, draped with grapevine and wisteria, creates an ideal entertaining area, adjoining a raised lawn with stone edging, established trees and a garden shed. A side pathway leads to the enclosed rear courtyard garden, which features extensive gravelled areas and a stone-built outbuilding currently used as a laundry room, with space and plumbing for appliances, together with the gas-fired boiler. The courtyard also benefits from an outside light, cold water tap, tool shed and a large workshop/garden shed with power and lighting.



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.

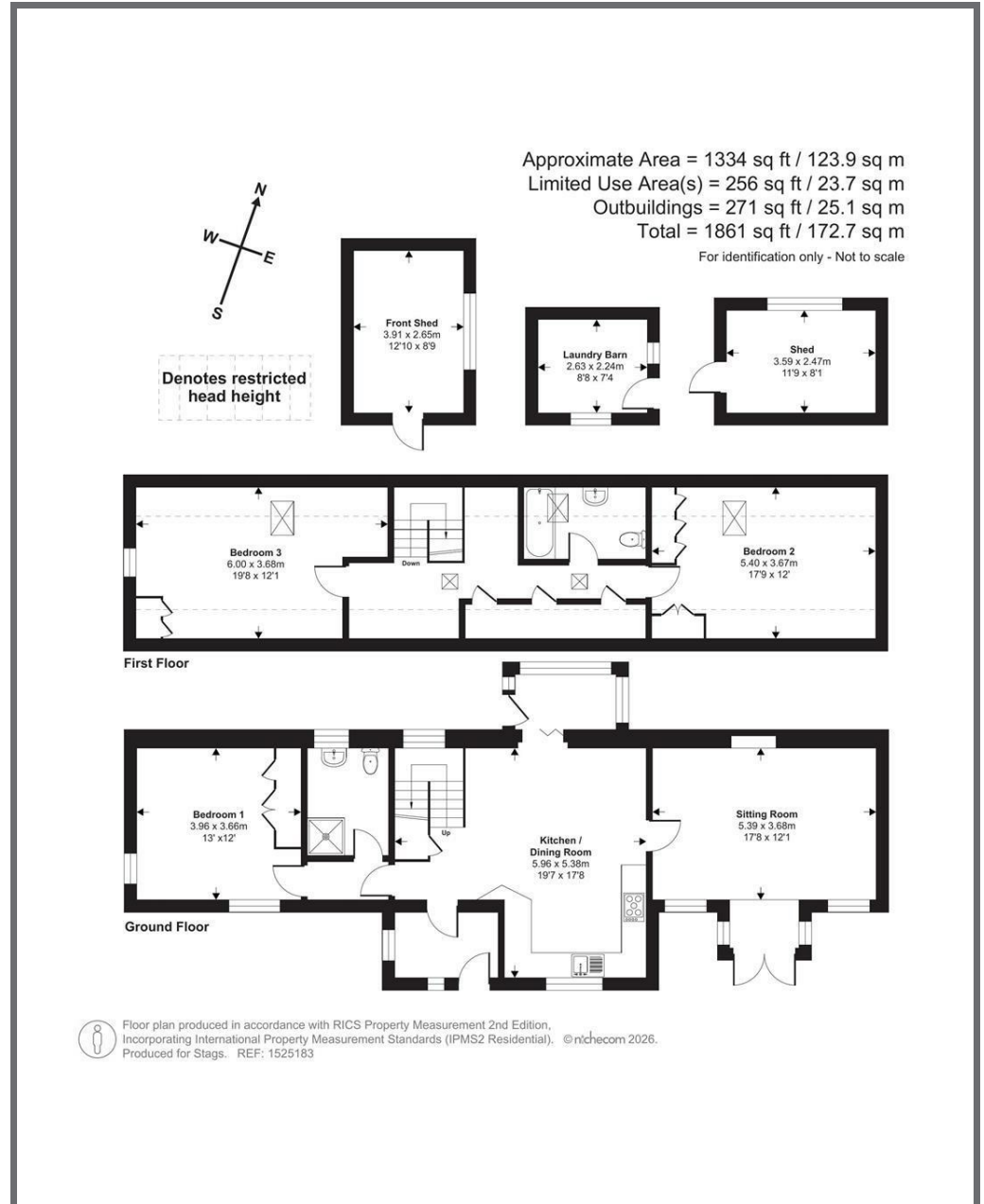


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	74	79
England & Wales		
EU Directive 2002/91/EC		

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