

ORCHARD LINHAY

OVER STRATTON, SOUTH SOMERSET

JACKSON-STOPS

ORCHARD LINHAY
OVER STRATTON
SOUTH PETHERTON
SOMERSET
TA13 5LG

AN EXCEPTIONALLY RARE OPPORTUNITY TO CREATE AN INDIVIDUALLY TAILOURED HOME WITH THE HELP OF AN AWARD WINNING TEAM IN AN IDYLIC AND MOST ENVIABLE LOCATION



DISTANCES

SOUTH PETHERTON 1.2 MILES
CREWKERNE (MAINLINE STATION TO LONDON WATERLOO) 5.4 MILES
YEOVIL 10 MILES
TAUNTON 18.1 MILES

KEY FEATURES

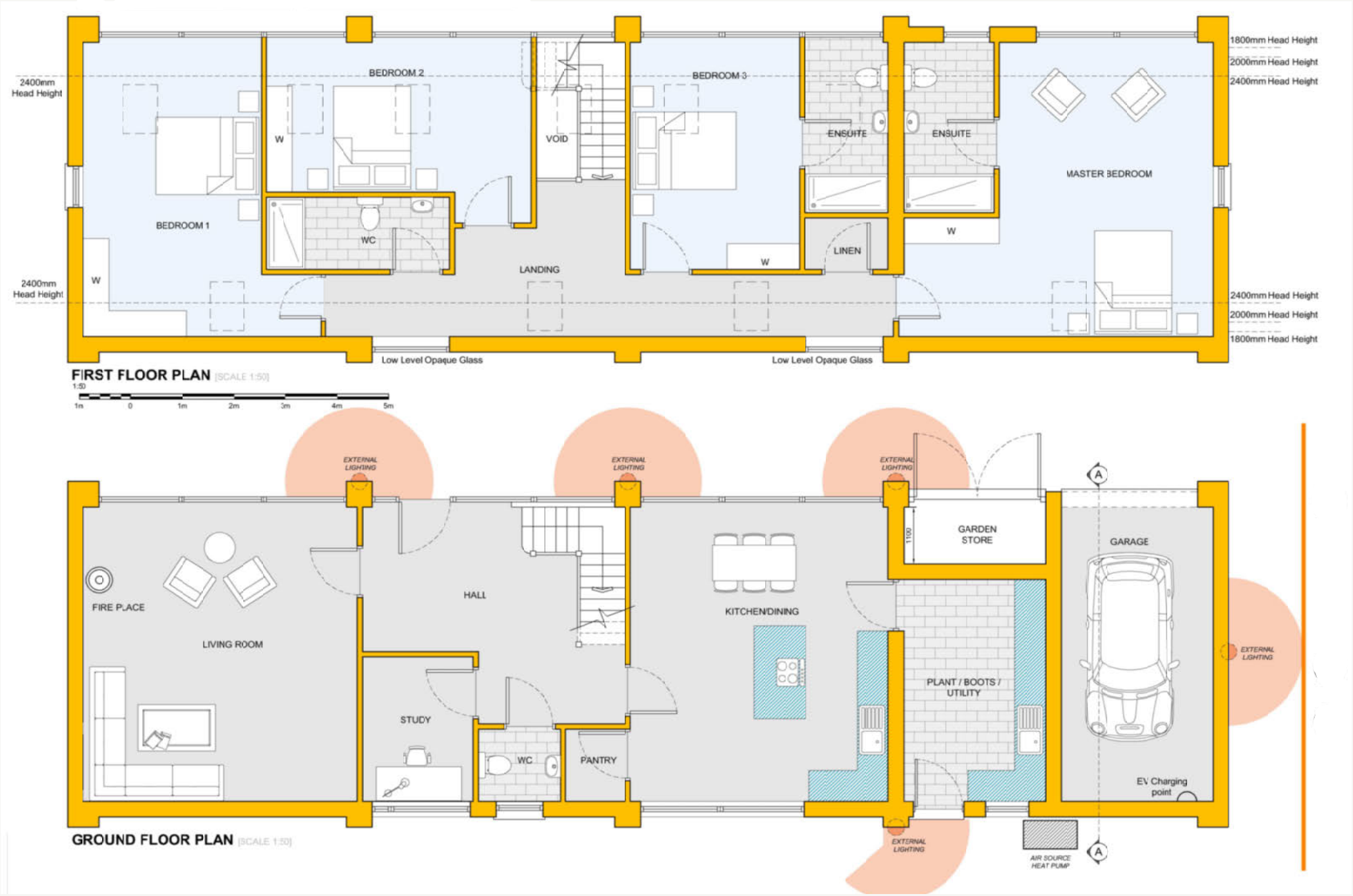
- Internal & external property images are CGI
- Please call the Jackson-Stops team for full information
- Plot with planning permission
- Rare opportunity to create a bespoke architect designed home in a superb village setting
- Work with an award winning project manager to oversee the build, using a highly regarded local construction company
- Shape your own specification & design

PROPOSED DESIGN

- Spacious entrance hall
- Living room
- Open plan kitchen & dining room
- Utiility room & pantry
- Potential for ground floor bedroom suite, or larger kitchen/dining room
- Study
- WC
- Principal bedroom with en suite shower room
- Three further double bedrooms, one with en suite shower room
- Family shower room

OUTSIDE

- Can include up to 1.4 acres, or smaller 0.4 acre plot
- Integral garage


2400mm Head Height
BEDROOM 1
W
BEDROOM 2
WC
VOID
LANDING
BEDROOM 3
W
ENSUITE
ENSUITE
LINEN
W
MASTER BEDROOM
1800mm Head Height
2000mm Head Height
2400mm Head Height
2400mm Head Height
2400mm Head Height
2000mm Head Height
1800mm Head Height
Low Level Opaque Glass
Low Level Opaque Glass
FIRST FLOOR PLAN [SCALE 1:50]
1:50
1m 0 1m 2m 3m 4m 5m
EXTERNAL LIGHTING
EXTERNAL LIGHTING
EXTERNAL LIGHTING
FIRE PLACE
LIVING ROOM
HALL
STUDY
WC
PANTRY
KITCHEN/DINING
GARDEN STORE
1100
PLANT / BOOTS / UTILITY
GARAGE
EXTERNAL LIGHTING
EV Charging point
EXTERNAL LIGHTING
AIR SOURCE HEAT PUMP
A
A
GROUND FLOOR PLAN [SCALE 1:50]

THE PROPERTY

Orchard Linhay offers a rare opportunity to create a bespoke home tailored to your lifestyle and tastes, with the help and comfort of an award winning team with an incredible track record of creating exceptional bespoke family homes.

The property which can include up to 1.4 acres, or a smaller 0.4-acre plot if preferred, is tucked away in an idyllic and truly magical location and very much the envy of this most sought after village. Depending on the final specification, the completed home is expected to be worth considerably more than the building cost. Through a custom-build arrangement with an established construction company, it could be delivered to an incredibly high standard (please phone agent for costings), with a huge amount of flair and attention to detail taking full advantage of the fantastic location.

Buyers can shape every aspect of the home, from the layout and kitchen design to bathroom finishes, joinery, flooring and décor. The result will be a distinctive property designed around its owner, not a standard developer-built home.

The proposed design blends traditional Somerset materials with contemporary detailing. Locally quarried Hamstone, horizontal oak cladding, feature glazing and a clay-tiled roof create a timeless yet modern exterior. Inside, the open-plan kitchen, dining and living area centres around a large island and opens directly onto landscaped terraces and gardens.

Current plans include a striking entrance hall with a floating staircase and full-height glazing, a spacious living room with a wood-burning stove, study, pantry, utility room and integrated garage. Upstairs, there is a luxurious principal suite with elevated countryside views, three further double bedrooms and well-appointed bathrooms. Again the design remains flexible and can be adapted to suit the buyer's ideas and requirements. All in all this is an incredible opportunity and well worth a visit!



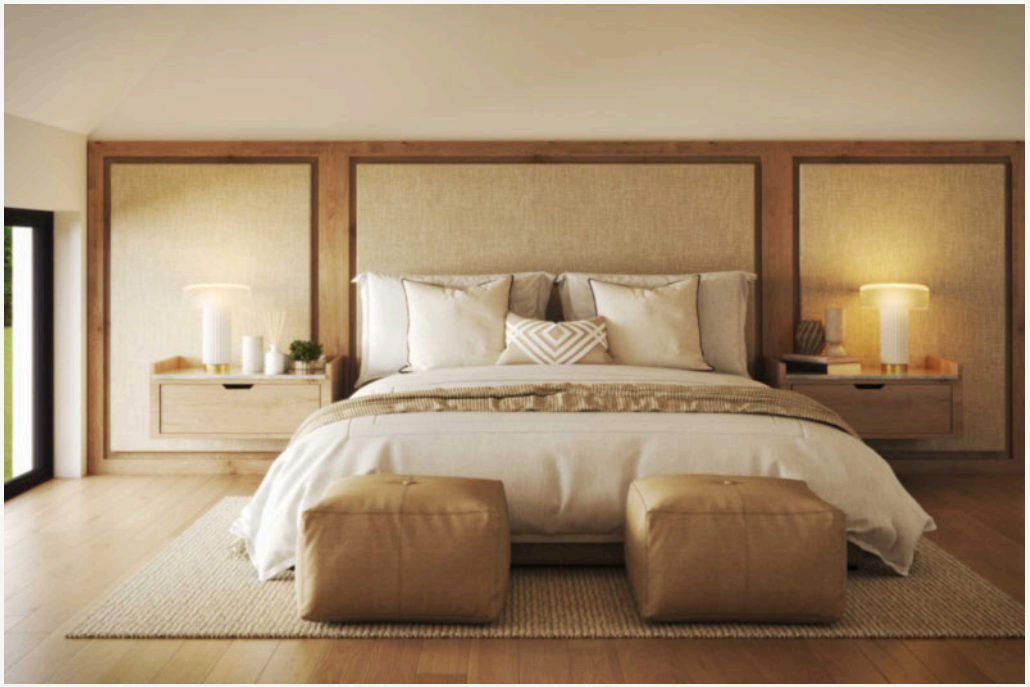












LOCATION

This part of south Somerset is rightly regarded as some of the finest in the south west, as the undulating hills and valleys give way to the wilder, and more dramatic scenery of west Dorset and the World Heritage Jurassic Coast to the south. Over Stratton is a picturesque village with an active community, with the popular New Inn public house and New Farm Cafe & B&B, an active village hall hosting various community activities including a childrens' nursery. Within close proximity is the large village of South Petherton, just over a mile away, with a good range of local amenities including The Brewers Arms Public House, HOLM restaurant, shops, post office, pre-school & infant and junior schools, medical centre and community hospital, and veterinary surgery. The fine market towns of Crewkerne and Ilminster are both within approx. 10 minute drive and have a good range of high street and independent shops, supermarkets including Waitrose and Tesco, cafes, restaurants and pubs and leisure facilities including a leisure centre and swimming pool in Crewkerne. The larger commercial town of Yeovil is just 10 miles away with several large 'superstore' supermarkets, out of town retail parks, leisure facilities including theatre, cinema, bowling and leisure centre with swimming pools and a large hospital. Transport links are good, with the A303 in close proximity and a mainline station in Crewkerne offering rail links with London (Waterloo) and Exeter. The M5 (J25) can be joined at Taunton. Just a 40 minute drive away is the stunning Jurassic coastline with many pretty coastal villages and towns, including the elegant resort of Lyme Regis with its attractive Cobb harbour and beaches.

EDUCATION

This area is renowned for its schooling. There are both infant and junior schools in South Petherton, with secondary schooling at Stanchester Academy, Stoke-Sub-Hamdon, as well as Crewkerne or Ilminster. There are good independent schools at Hazlegrove, Perrott Hill, the Sherborne Schools, Millfield , Bruton, and King's Taunton.







SPORTING & RECREATION

Racing at Taunton, Exeter, Wincanton. Water sports on the Dorset coast. Golf at numerous courses in the area including Cricket St. Thomas (near Chard), Taunton and Yeovil. There are extensive footpaths and bridleways.

PROPERTY INFORMATION

SERVICES: Mains electricity, gas, water, drainage, and full fibre internet available, option of air source heat pump

LOCAL AUTHORITIES: Somerset Council. Tel: 03001232224

COUNCIL TAX: Band TBC

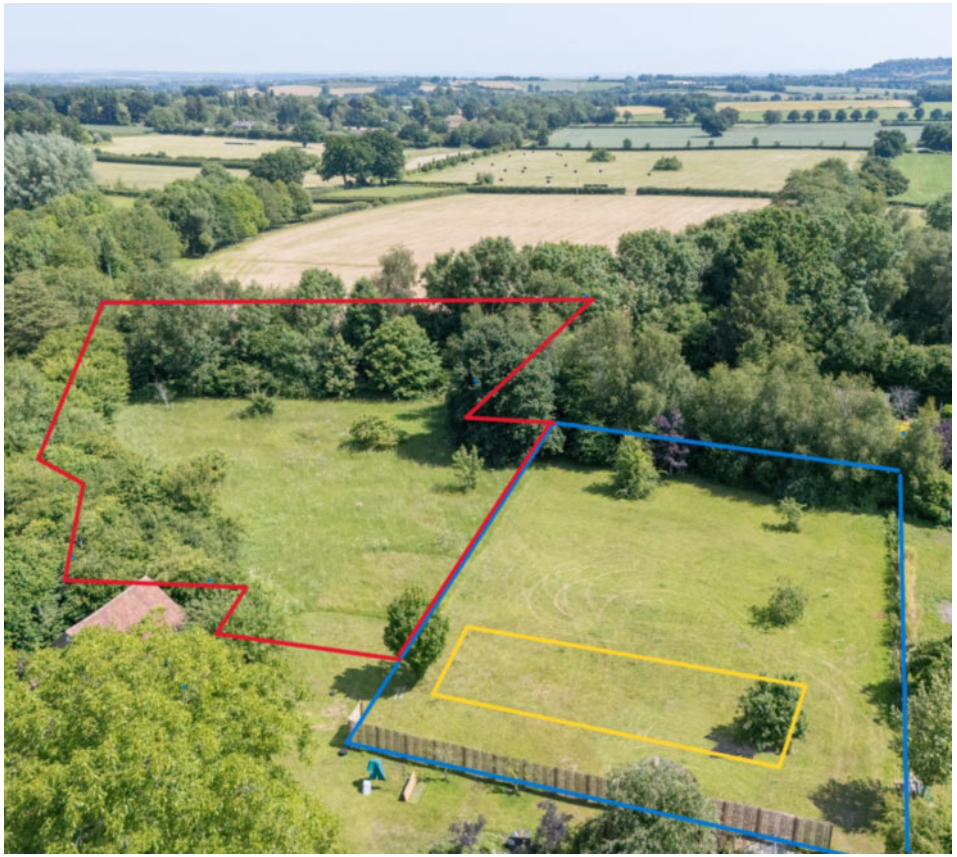
TENURE: Freehold with full vacant possession upon completion

VIEWINGS: Strictly by appointment with Jackson-Stops

DIRECTIONS

Navigation by what3words: //////gifts.purified.fairness
From the A303 at the Hayes End roundabout at South Petherton, take the exit onto Harp Road, then the first left onto Over Stratton Road.
Continue through the village, passing The Royal Oak on the left-hand side. Orchard Linhay is on the left, just before a sharp right-hand bend.





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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