



Halstock House



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The Square, Halstock, Halstock, Dorset, BA22 9RZ

Sutton Bingham Reservoir 2 miles. Yeovil and Beaminster 6 miles.

A beautifully proportioned Grade II listed farmhouse with a Georgian extension, together with a substantial barn, gardens and paddock in all approximately 1.12 acres. EPC exempt

- Sought After village Location
- Dining Hall & Two Reception Rooms
- Four Bedrooms, Bathroom & Cloakroom
- Large Barn
- Freehold
- Grade II Village House in need of Modernisation
- Kitchen & Scullery
- Three Attic rooms
- Gardens and Paddock
- EPC Exempt

Guide Price £800,000

SITUATION

Halstock House is situated within the heart of this sought after Dorset village which boasts a community general store and post office together with a most active community hall. Sutton Bingham Reservoir is located just two miles east where you can enjoy fishing, sailing and wildlife walks. The thriving town of Yeovil is within 6 miles where an excellent range of shopping, recreational and scholastic facilities can be found together with a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

Halstock House is a fascinating link-detached Grade II listed former farmhouse with a Georgian extension and offers a wealth of features associated with a house of its age. It offers spacious accommodation over three floors, is in need of general modernisation, but offer enormous potential to create a wonderful family home. The adjoining barn is also Grade II listed and also offers huge potential for conversion, subject to the necessary planning consents. The property is set within attractive gardens which extend to approximately 0.6 acres together with a paddock of 0.5 acres, which enjoys vehicular access off St. Juthware Close.

This is an exciting opportunity to develop a handsome property in the heart of this sought after village.



ACCOMMODATION

Glazed front entrance door to the hallway with coved ceiling, stairs rising to the first floor with cupboard under, dining hall with window to side. Door to side porch. The first reception has an open fireplace and views from two aspects. The second reception room also has an open fireplace with recessed book shelves and window to front. Utility and cloakroom with low level WC. Kitchen comprising single drainer sink unit with taps over, adjoining worktops and a range of floor and wall mounted cupboards and drawers, range cooker (not in use), oil fired boiler, window seat and window to side. Boot room with door to rear, wash hand basin, store cupboard housing the hot water cylinder.

Landing with stairs rising to the second floor and window to side. Cloakroom with low level WC and small window. Bedroom three with window to side, sealed fireplace and wash hand basin. Bedroom four with window to side, cupboard and wash hand basin. Bathroom comprising enamel roll top bath, wash hand basin and low level WC. Bedroom two with window to front, sealed fireplace and wash hand basin. Bedroom one with two windows to front and sealed fireplace.

On the second floor are three attic rooms, all with vaulted ceilings and porthole windows.

OUTSIDE

The property is protected from the quiet road by wrought iron railings, with gateway and path leading to the front door and lawn on either side. Pair of wrought iron gates open onto the driveway providing parking and turning along with access to the substantial barn, which is constructed partly of stone, brick and cob and is contained beneath a tin roof. Part of the barn is two storey and at the far end is a room with flagstone flooring, inglenook fireplace with bread oven. The barn offers enormous potential for conversion, subject to the necessary planning consents.

To the side of the property are gardens laid mainly to lawn on two tiers and are walled and hedged, together with a selection of shrubs, bushes and trees. Gateway leading to the paddock. The paddock is level and is protected by natural hedgerows and benefits from vehicular access off St. Juthware Close. This paddock extends to 1/2 an acre.

To the rear of the barn is a further garden, also laid mainly to lawn, being well hedged together with a selection of fruit trees, garden shed, former vegetable garden and aluminium greenhouse. In total the entire grounds extend to 1.12 acres.

VIEWINGS

Strictly by appointment with the Vendor's selling Agents, Stags Yeovil Office. Telephone 01935 475000.

SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating. Broadband Available: ADSL Under 24 Mbps Superfast 24-100 Mbps Mobile Available : O2

DIRECTIONS

From Yeovil head south on the A37 towards Dorchester. After approximately 2 miles turn right signposted Sutton Bingham and Halstock. Having passed Sutton Bingham Reservoir, continue for a further 2 miles and in the heart of Halstock, turn right at the green, whereupon Halstock House will be found on your right hand side, clearly identified by our For Sale board.

FLOOD RISK STATUS

None



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	60	20
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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