Rolfe East







Stock Hill Lane, Holwell, DT9 5LD

Guide Price £686,000

- DETACHED FORMER VILLAGE FORGE IN PRETTY 'TUCKED AWAY' LOCATION.
- AIR-SOURCED HEAT PUMP RADIATOR CENTRAL HEATING AND 30 SOLAR PANELS.
- FLEXIBLE WITH FOUR BEDROOMS / THREE RECEPTION ROOMS (5239 SQUARE FEET!)
- NO FURTHER CHAIN.
- IMPRESSIVE PLOT AND GARDENS EXTENDING TO JUST UNDER 1 ACRE (0.82 ACRES).
- FULL FIBRE BROADBAND TO THE PROPERTY.
- PROPERTY REQUIRES SOME MODERNISATION.
- MANY OUTBUILDINGS INCLUDING HUGE VICTORIAN GLASS HOUSE AND STABLES.
- CAST IRON LOG BURNING STOVE AND DOUBLE GLAZING.
- DETACHED GARAGE AND BARN / STABLES PLUS DRIVEWAY PARKING.

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Buckshaw Forge Stock Hill Lane, Holwell DT9 5LD

NO FURTHER CHAIN - ‘Buckshaw Forge’ is a simply superb, deceptively spacious (5239 square feet), unique, detached Forge conversion situated in the former grounds of Buckshaw House on a quiet country lane. The property stands in a generous level plot and fabulous gardens of just under an acre (0.82 acres approximately) and enjoying the peace and tranquillity of a semi-rural setting. It is a gardener's dream! There are numerous impressive outbuildings including a large Victorian glass house, period greenhouse, detached barn and brick built stable block which consisted formerly of four stables but is now used as a garden store and large garage. The property boasts further private driveway parking for two to three cars with vehicular access to the main garden. The main property is a chalet-style residence with flexible accommodation. The property requires some upgrading but offers tremendous scope for renovation, reconfiguration, extension and conversion of the outbuildings to ancillary accommodation, annex or holiday lets (subject to the necessary planning permission). The property is enviably free from the restrictions of Grade II listing. The flexible accommodation enjoys a good level of natural light and comprises entrance vestibule, entrance reception hall, sitting room with vaulted ceiling and cast-iron log burning stove, dining room, kitchen breakfast room, conservatory, utility room and ground floor WC. There is also a ground floor master double bedroom with en-suite shower room and bedroom garden, ground floor family bathroom and study / occasional bedroom four. On the first floor, there is a large landing area offering further study space and two more double bedrooms. It is heated by a radiator central heating system powered by an air sourced heat pump and has double glazing. The property also owns 30 solar panels outright. You walk on neighbouring footpaths with outstanding countryside surrounding you, from your front door. VACANT - NO FURTHER CHAIN.

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Council Tax Band: G





The house is a very short drive to excellent nearby village pubs and the centre of Sherborne town with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Double wrought iron gates give access to a paved pathway leading to the front door. uPVC double glazed front door to

ENTRANCE PORCH: 7'3 maximum x 4'6 maximum. Radiator. Glazed door and side light leads to

ENTRANCE RECEPTION HALL: 21'7 maximum x 15'11 maximum. A generous entrance reception hall providing a greeting area and a heart to the home, two double glazed windows to the front, two radiators, staircase rises to the first floor. Door leads to airing cupboard housing pressurised sealed Joule hot water cylinder and immersion heater, slatted shelving, sliding doors lead to hall cupboard space. Doors lead off the entrance reception hall to the main ground floor rooms.

DINING ROOM: 15'11 maximum x 11'6 maximum. Double glazed window to the front, radiator, uPVC double glazed double French doors open to the conservatory providing a full through-measurement of 29'3 maximum.

CONSERVATORY: 21'5 maximum x 12'5 maximum. uPVC double glazed construction, uPVC double glazed door opens onto the rear garden, ceramic floor tiles, two radiators, light and power connected, TV point.

Door from the dining room leads to the

SITTING ROOM: 20' maximum x 15' maximum. An impressive main reception room enjoying a light triple aspect with double glazed windows to the front side and rear, double glazed sliding patio door overlooks the rear garden, stone feature fireplace with cast iron log burning stove, vaulted ceiling with exposed beams, three radiators, TV point.

KITCHEN BREAKFAST ROOM: 18' x 12'3 maximum. A range of fitted kitchen units comprising laminated worksurface with tiled surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, space and plumbing for dishwasher, space and point for electric oven, wall mounted cooker hood extractor fan, a range of matching wall mounted cupboards, double glazed window to the rear overlooks the rear garden, ceramic floor tiles, space for chest freezer, radiator. Door leads to walk-in larder cupboard with stone shelf, window to the side, shelving. Multi pane glazed door leads to the

UTILITY ROOM: 14'5 maximum x 10'5 maximum. Door to the rear, window to the rear and side, worksurface with stainless steel sink bowl and drainer unit, cupboards and drawers under, space and plumbing for washing machine and tumble dryer, wall mounted cupboards, water softener. Door from the utility room leads to

CLOAKROOM / WC: 4'9 maximum x 2'11. Fitted low level WC, window to the rear.

Further doors from the entrance hall lead to the ground floor bedrooms.

MASTER BEDROOM: 13'7 maximum x 12'6 maximum. A generous double bedroom enjoying a light dual aspect with double glazed windows to the front and side, two radiators, mirrored sliding doors lead to fitted wardrobe cupboard space. Door leads to

EN-SUITE SHOWER ROOM: 9'4 maximum x 7'10 maximum. A fitted suite comprising low level WC, bidet, wash basin in tiled worksurface with cupboards under, walk in double sized mobility shower with wall mounted main shower over, shaver light and point, electric heater, radiator, double glazed window to the side.

BEDROOM TWO / OFFICE: 10'11 maximum x 8'5 maximum. Double glazed window to the side, radiator.

GROUND FLOOR FAMILY BATHROOM: 6'4 maximum x 7'4 maximum. A fitted suite comprising low level WC, pedestal wash basin, panel bath with wall mounted electric shower over, tiled surrounds and floor, radiator, double glazed window to the rear, shaver light and point, wall mounted electric heater, extractor fan.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 11'6 maximum x 11'9 maximum. A generous landing area, exposed beams, double glazed Velux ceiling window overlooks the rear garden. Doors lead off the landing to the first floor bedrooms.

BEDROOM THREE: 15'9 maximum x 8'10 maximum. A double bedroom with a light dual aspect with double glazed Velux ceiling window to the rear, double glazed window to the side, doors lead to eves storage cupboard space, radiator.

BEDROOM FOUR: 13'11 maximum x 10'5 maximum. A fourth double bedroom enjoying a light dual aspect with feature window to the front, double glazed Velux ceiling window to the rear overlooks the rear garden, radiator, doors lead to eves storage cupboard space and fitted wardrobe.

OUTSIDE:
Buckshaw Forge stands in a fabulous, generous level plot extending to approximately 0.82 acres. Wrought iron double gates at the front give access to a paved pathway leading to the front door, outside security lighting. The front garden is particularly pretty and enclosed by natural stone walls and laid to cobbled floor, a variety of mature trees, plants and shrubs, large inset fishpond.
A lawned garden area continues on the eastern side of the property. Opposite the property on

the other side of the driveway there is a

BRICK-BUILT DETACHED GARAGE AND OUTBUILDING.
GARAGE: 24’3 in depth x 12’2 in width. Automatic garage up, light and power connected, exposed rafters, personal door to the side.
WORKSHOP: 12’1 maximum x 12’5 maximum. Light and power connected, window to the front.
STORE ROOM: 12’1 maximum x 11’7 maximum. Window to the side, light and power connected.

PARKING: There is a portion of private driveway to the western side of the property providing off road parking for several vehicles. Double timber five bar gates give vehicular access from the driveway area to the land and garden at the rear of the property.

The REAR GARDEN is a particularly attractive selling point for this unusual property. It is level, enjoying an excellent degree of privacy and enclosed by attractive redbrick walls. The main rear garden is laid to shaped lawn and boasts a vast selection of flowerbeds and borders well stocked with a selection of mature plants, shrubs and mature willow tree. Paved patio seating area, outside lighting and outside tap, attached log store. At the rear of the garden is a huge

PERIOD GLASS HOUSE consisting of two principal rooms.
ROOM ONE: 28’8 maximum x 15’11 maximum. Feature wrought iron flooring and working areas, light and power connected. Original cast iron irrigation system.
ROOM TWO: 28’9 maximum x 15’3 maximum. Various mature vines, wrought iron floor, outside power tap.
ATTACHED BARN at rear 25’4 maximum x 8’3 maximum.

Various other attached outbuildings.
GARDEN STORE ONE: 14’10 maximum x 8’9 maximum. Double timber doors to the rear garden, light and power connected.
GARDEN STORE TWO: 9’8 maximum x 8’2 maximum. Light and power connected, window to the rear.
GARDEN STORE THREE: 13’8 maximum x 8’11 maximum. Light and power connected, window to the rear.

DETACHED PERIOD GREENHOUSE: 19’3 maximum x 15’9 maximum.
Further vegetable garden and orchard, a variety of mature fruit trees, fruit nets, stone-built BBQ area.

LARGE DETACHED BARN: 30’3 in length x 15’1 in width. Up and over garage door. Various other attached stores.

This fantastic rear garden backs onto fields and countryside.









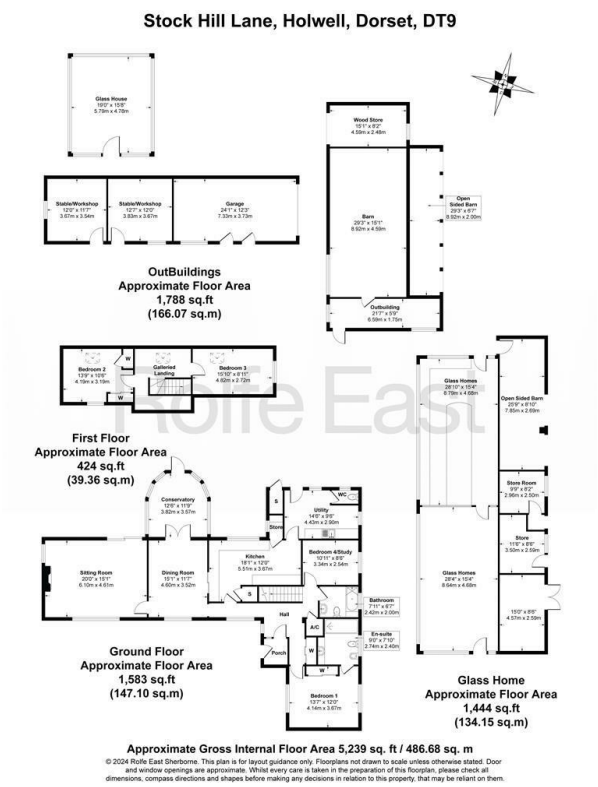


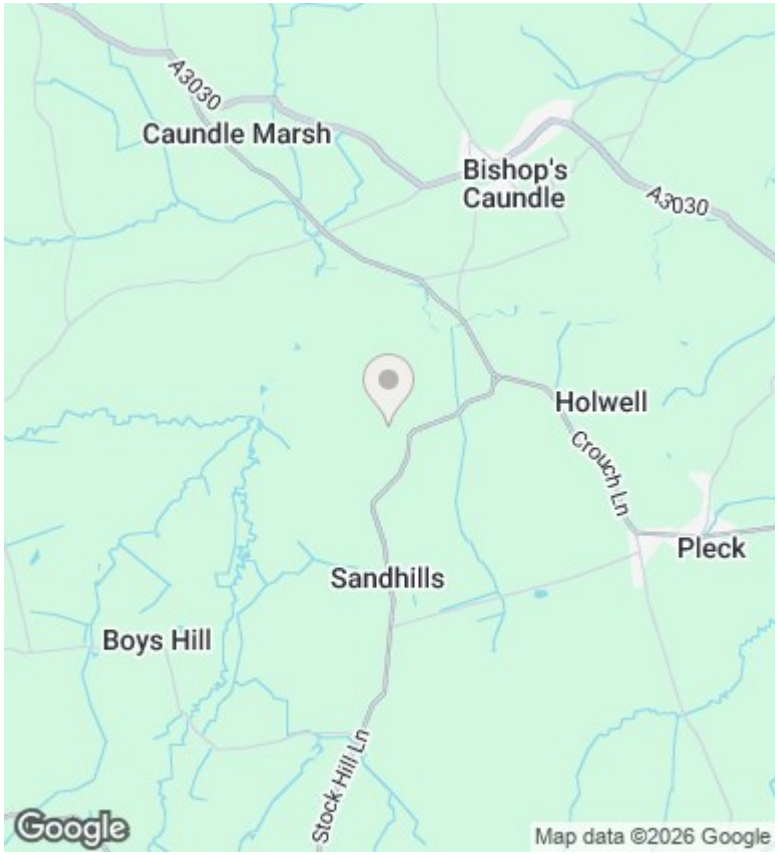












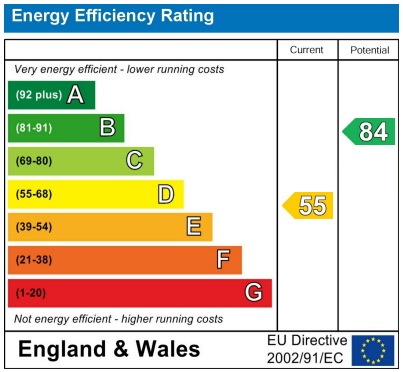
Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

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