



## Halstock, Yeovil, Dorset

An impressive, detached house with five bedrooms, two reception rooms in a semi-rural setting with lovely country views. Grounds of c. 3.00 acres. Subject to AOC restriction.

Guide Price  
**£895,000**  
Freehold

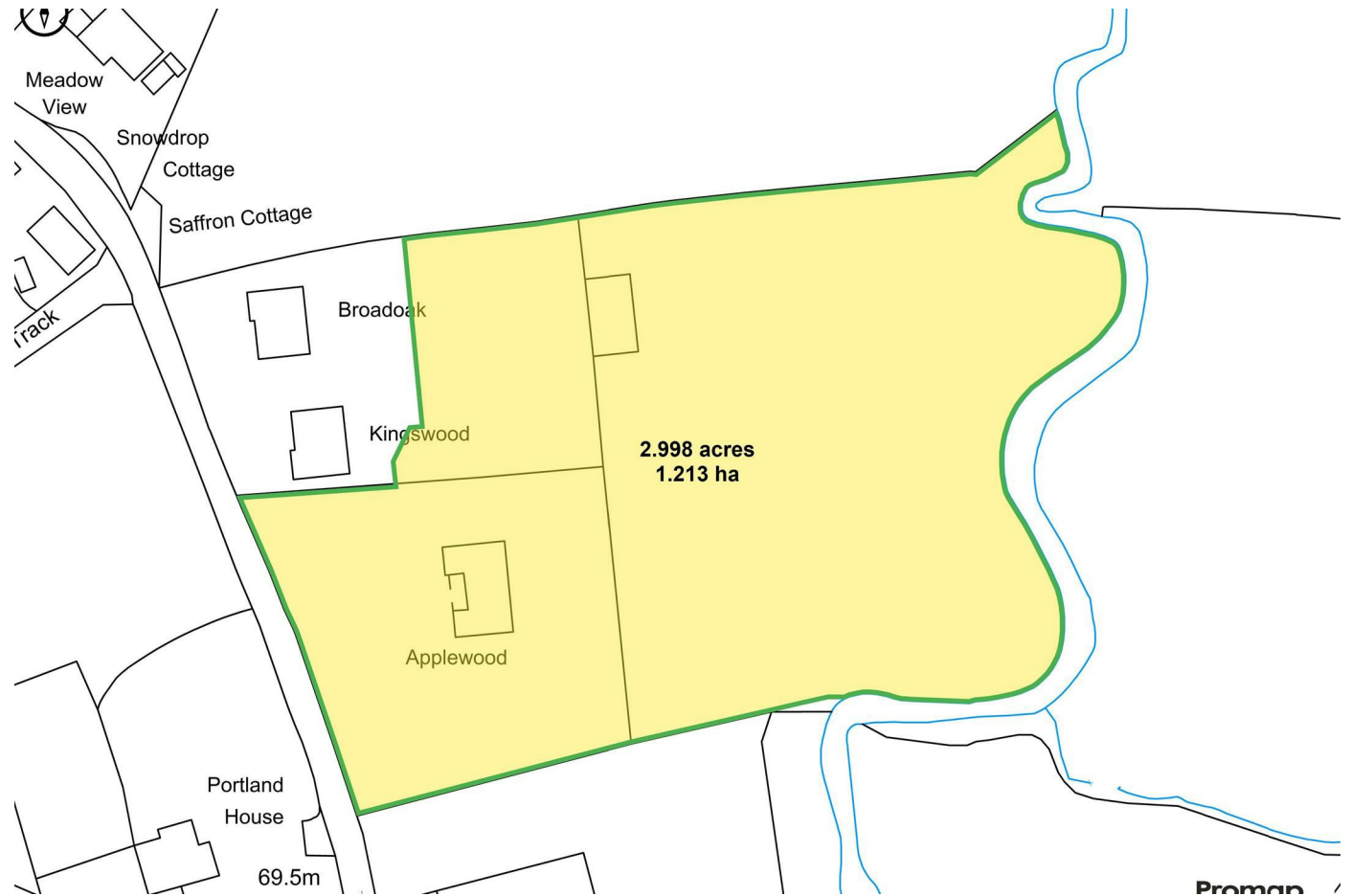
**Symonds  
& Sampson**

ESTABLISHED 1858

## Halstock, Yeovil, Dorset, BA22 9SN

- Five bedroom detached property
  - Set in ground of 3.00 acres
- Situated in the highly sought after village of Halstock
  - Countryside views
- Subject to Agricultural Occupancy Conditions.
  - 3106 sq ft
  - Double garage
- Agricultural barn 47'9 x 24

Viewing strictly by appointment  
Symonds & Sampson  
01935 814488





Tucked away on a quiet road in Halstock, this five bedroom detached property offers spacious living throughout with views overlooking the countryside. The property is set within 3.00 acres with outbuilding and a private driveway.

#### The Property

Applewood was built approximately 25 years ago of stone elevations beneath a tiled roof.

The accommodation including the garage is 3106 sq ft and briefly comprises a storm porch, an impressive reception hall with doors opening to the sitting room with open brick fireplace and hearth, windows to the front and sides. A double opening to the dining room with a window to the rear with fine views to the garden and paddock beyond.

The kitchen is fitted with a range of units comprising a one and a half bowl single drainer sink unit with cupboards under. A further range of floor and wall units with timber worktops. A built in Rangemaster cooker ( electric oven with gas hob) with extractor fan over. Integrated dishwasher and fridge, breakfast bar. Window to the rear with fine views.

There is a ground floor shower room with corner shower cubicle, pedestal wash hand basin and low level wc.

A good-sized utility room with a sink and plumbing for washing machine.

On the first floor doors lead off to 5 bedrooms, two with built in wardrobes, the master bedroom also has an ensuite shower room.

There is also a family bathroom with a modern suite and a cupboard housing the hot water cylinder.

#### Outside

Outside the property is approached from the road with two double gates leading to a large gravel drive and parking area.

Integrated double garage with up and over door, light, power. Oil fired boiler for central heating and domestic hot water.

The property is surrounded on all sides by gardens mainly laid to lawn with some flower and shrub beds. A patio to the rear and two greenhouses.

From the gravel drive to the front there is a five bar gate leading to the paddocks and the agricultural barn which has power and light. The paddocks extend mainly to the rear and are enclosed by stock fencing and post and rail fences. The paddocks slope down to the river which is the boundary. The total plot is 3.00 acres.

The property has an agricultural restriction imposed by the section 42 of the Town and Planning Act of 1971 and to the following conditions:

The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed prior to retiring in the locality in agriculture as defined in Section 290(1) of The Town and Country Planning Act 1971, or in forestry ( including any dependants of such a person residing with them )or a widow or widower of such a person.

#### Situation

Applewood enjoys a fantastic semi-rural location with wonderful country views predominantly to the rear. The property is on the edge of the village of Halstock which is a popular village just inside the Dorset border with a thriving community village shop and church.

Surrounding the village is classic Dorset/Somerset rolling countryside and nearby Sutton Bingham reservoir which has water sports as well as fishing. The town of Yeovil is just a short distance away, where there is a comprehensive range of amenities, as well as mainline rail links. The Dorset Jurassic coastline is within 40 minutes along with all the other recreational facilities the south coast has to offer.

#### Services

Manis Electricity, water. Private Drainage. LPG gas bottles for gas hob. Oil fired central heating.

EPC - D  
Tax band - F

Broadband - Superfast broadband is available.  
Mobile phone coverage - Network coverage is available.  
(Information from <https://www.ofcom.org.uk>)

## Halstock, Yeovil

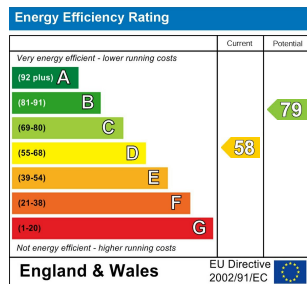
Approximate Area = 3106 sq ft / 288.5 sq m (includes garage)  
Outbuilding = 1148 sq ft / 106.6 sq m  
Total = 4254 sq ft / 395.1 sq m

For identification only - Not to scale



### Directions

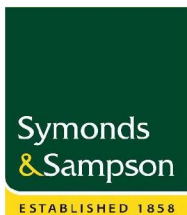
Proceed out of Yeovil on the A37 towards Dorchester, go straight through the roundabout and follow the road until the turning on the right signposted Halstock. Follow this road until you reach Halstock. After passing the village store on your left, take the first left and proceed up the road. Applewood is the third property on the left and can be identified by a Symonds and Sampson for sale board. What3words - ///goodbyes.landmark.songbook



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1073868



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