



Symonds
& Sampson

Wales Lodge

Wales, Queen Camel

Wales Lodge

Wales
Queen Camel
Yeovil
BA22 7PA

Set amidst 1.42 acres of impeccably landscaped grounds, Wales Lodge is an exceptional detached residence of significant charm and distinction, occupying a superb position within the tranquil hamlet of Wales. The property has been thoughtfully extended and modernised by the current owners. The property seamlessly combines classic architectural elegance with contemporary comforts.



- Extensively renovated and modernised in recent years
- Five double bedrooms, including a master suite with a Juliet balcony, dressing room and ensuite
 - Four reception rooms
- Set in 1.42 acres, featuring a south-facing garden
 - Double Garage
 - Timber clad studio

Offers In Excess Of £1,250,000

Freehold

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THE DWELLING

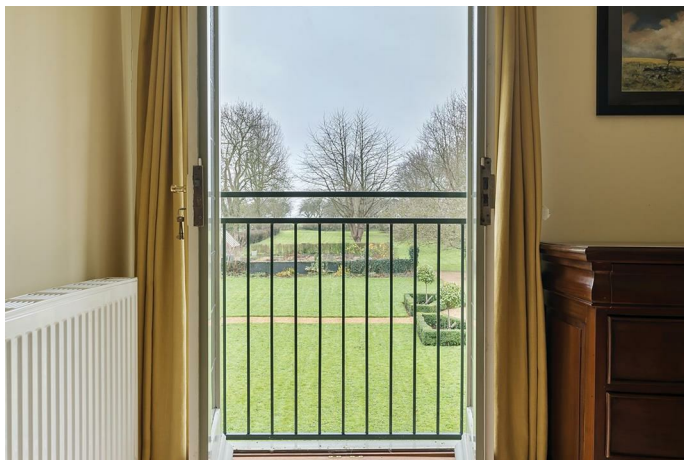
Wales Lodge has been extensively renovated and tastefully updated by the current owners, including a major refurbishment in 2008, with further modernisation throughout the years to enhance its practicality and charm. Set in 1.42 acres of beautifully landscaped grounds, the property enjoys a stunning front approach, complemented by a double garage and a spacious carriage driveway. Inside, the home offers light-filled and generously proportioned rooms, including a thoughtfully designed first-floor extension providing five double bedrooms.

ACCOMMODATION

The spacious entrance hall, with original hardwood flooring, provides access to the main reception rooms. The bespoke kitchen, featuring oak work surfaces, ample cabinetry, and integrated appliances, includes space for a generous dining table and benefits from a large pantry. Adjacent is the utility room, leading to the recently converted garden room, with direct access to both the garage and garden. The dining room, currently used as an office, sits conveniently next to the kitchen. The elegant living room is centred around a stone hearth with a jetmaster stove and French doors opening to the beautifully manicured, south-facing garden. At the end of the hall is a cosy snug, featuring a wood-burning stove and a door providing convenient side access.

The first floor features a generously sized landing leading to five double bedrooms, most of which enjoy a delightful southerly aspect. The master bedroom boasts a stunning Juliet balcony overlooking the south-facing garden, complemented by an ensuite and a private dressing room. Bedroom two benefits from a Jack-and-Jill bathroom, while an additional well-appointed family bathroom serves the remaining bedrooms.





GARDEN

Wales Lodge is approached via a charming carriage driveway, framed by tall hedges, a level lawn and mature trees. To the rear, the professionally landscaped garden enjoys a prime south-facing position with level grounds throughout. A patio adjacent to the property provides effortless access to the garden and is complemented by a beautifully positioned veranda, with additional seating areas thoughtfully positioned throughout the garden. Enclosed by hedging and overlooking open countryside, the garden includes a delightful orchard at its edge, accompanied by a cedar greenhouse and a kitchen garden,

all contributing to a serene and picturesque setting. Recently added by the current owners, a bespoke timber-clad studio, currently used as a gym offers light, heating and power, providing a versatile and contemporary addition to the property.

SITUATION

Wales Lodge is situated in the hamlet of Wales, just outside the sought-after village of Queen Camel. This desirable location combines the charm of countryside living with convenient access to local amenities and transport links. The village of Queen Camel offers a range of amenities, including a village shop, primary school, a highly

regarded health centre, post office, church, and a popular pub, fostering a strong sense of community.

The property is ideally placed for exploring the stunning Somerset countryside, with an abundance of walking and cycling routes nearby. The historic abbey town of Sherborne, approximately 6 miles away, provides a broader selection of shopping, leisure and cultural facilities, along with rail links to London Waterloo and Exeter.

Wales Lodge also benefits from excellent transport connections, with easy access to the A303 for routes



towards London and the South West. The area is served by highly regarded schools, both state and independent, including Hazelgrove Prep, Sherborne School and Millfield.

DIRECTIONS

What3words - //estuaries.vision.classed

MATERIAL INFORMATION

Mains electric and water.

Biomass boiler and septic tank.

Broadband - Standard broadband is available.

Mobile phone network coverage is likely inside and outside

on most major networks.

(Information from Ofcom <https://www.ofcom.org.uk>)

Somerset Council

Council Tax Band: F

AGENTS NOTE

Installed in 2020 Wales Lodge offers a biomass boiler under the Renewable Heat Incentive (RHI) Scheme.

Remainder on this scheme is 7 years. RHI is payable at £531.52 pq totalling at £6,375.00 subject to using the approved pellets.

Relevant planning applications - Maple Tree House

(formally Rockleaze) lying to the East of Wales Lodge has the a following planning application approval - The erection of single storey side extension to replace existing conservatory and a two storey porch atrium to the front of the dwelling house - Ref. No: 22/01077/HOU

Bespoke cabinetry in the study is by separate negotiation.

Broadband- The vendors have informed us that Wessex Internet has recently (2024) installed superfast broadband in the road. This would require connecting and a subscription fee.



Wales, Queen Camel, Yeovil

Approximate Area = 3014 sq ft / 280 sq m

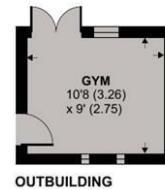
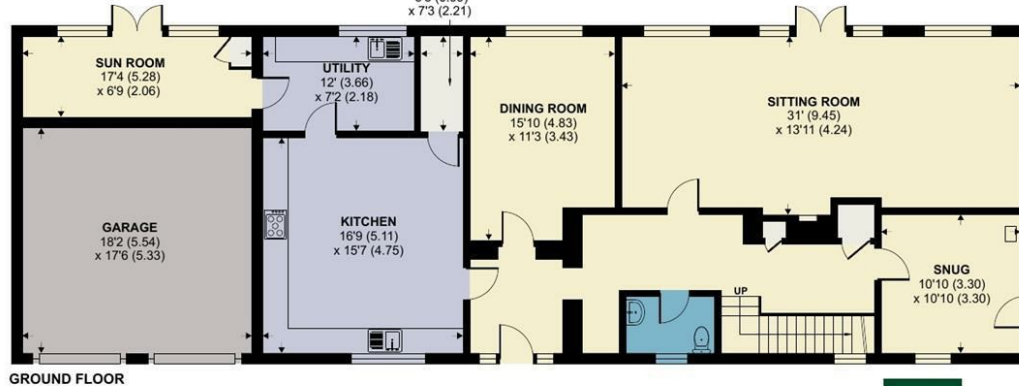
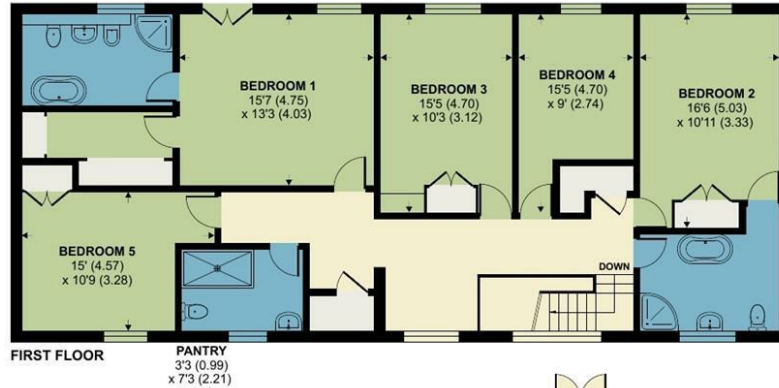
Garage = 312 sq ft / 28.9 sq m

Outbuilding = 96 sq ft / 8.9 sq m

Total = 3422 sq ft / 317.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1222052



Sherb/KS/0125



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