

An aerial photograph of a large estate. In the foreground, a two-story house with a red-tiled roof and a brown garage is surrounded by lush green trees. To the left of the house is a large wooden barn with a green corrugated metal roof. The middle ground is dominated by a large, open green field. In the background, rolling hills are visible, with some fields showing signs of being harvested or plowed, and others covered in dense green trees. The sky is clear and blue.

Symonds  
& Sampson

Applewood  
Halstock, Dorset



# Applewood

Halstock  
Yeovil  
Dorset  
BA22 9SN

Quietly positioned on a peaceful lane in Halstock, this spacious five bedroom detached home enjoys far-reaching countryside views and sits within approx. 3.00 acres. The property includes a private driveway, outbuilding with power and surrounded by its gardens and paddocks. The former agricultural occupancy condition has been lifted, allowing unrestricted residential use.



- Five bedroom detached property totalling 2704 sq ft
  - Set in grounds of 3 acres with countryside views
- Situated in the highly sought after village of Halstock
  - Views to the rear
  - Double garage
  - Agricultural barn 47'9 x 24

Guide Price **£875,000**

Freehold

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## THE DWELLING

Applewood is an attractive stone-built home, constructed around 25 years ago beneath a tiled roof. Offering approximately 2704 sq ft of well-proportioned accommodation, it is ideal for family living in a rural setting.

## ACCOMMODATION

Applewood is an attractive and well-proportioned home, built approximately 25 years ago with appealing stone elevations beneath a tiled roof. Extending to around 3,106 sq ft including the garage, the property offers generous and versatile accommodation ideally suited to family living.

A storm porch opens into a spacious and welcoming reception hall, which sets the tone for the rest of the house. The sitting room is a bright and elegant space, featuring an open brick fireplace and windows to both the front and side. Double doors lead through to the dining room, where a large rear window frames beautiful views across the garden and adjoining paddock.

The kitchen is well-appointed with a range of floor and wall units, timber worktops, and a one and a half bowl sink. A Rangemaster cooker (electric oven with gas hob), extractor fan, integrated dishwasher and fridge, and a breakfast bar completes the space, which also enjoys lovely outlooks to the rear.

On the ground floor, there is also a shower room with a corner cubicle, pedestal basin, and WC, along with a generous utility room with sink and plumbing for a washing machine.

The first floor offers five bedrooms, two with built-in wardrobes. The principal bedroom benefits from an ensuite shower room, while a modern family bathroom serves the remaining bedrooms. A cupboard on the landing houses the hot water cylinder.

## GARDEN AND OUTBUILDINGS

Applewood is approached from the lane via two sets of double gates, opening onto a generous gravelled driveway and parking area. An integrated double garage with up-and-over door provides additional parking and storage, and houses the oil-fired boiler serving the central heating and domestic hot water. The garage is equipped with light and power.

The property is surrounded by well-tended gardens on all sides, predominantly laid to lawn and interspersed with flower and shrub borders. A rear patio offers an ideal space for outdoor entertaining, and there are also two greenhouses for the keen gardener.

A five-bar gate from the driveway leads through to the paddocks and agricultural barn, the latter benefiting from power and lighting. The paddocks, which are mainly to the rear, are enclosed by post-and-rail and stock fencing, gently sloping down to a river, which forms the boundary of the land. In total, the grounds extend to approximately 3.00 acres.

## SITUATION

The property is situated in the heart of Halstock, a picturesque and sought-after village nestled in the beautiful Dorset countryside, close to the Somerset border. The village offers a strong sense of

community and a range of local amenities including a community-run village shop, café, village hall, church, and a popular pub in the nearby village of East Coker. Surrounded by rolling hills, open farmland, and woodland, the area is ideal for walking, riding, and outdoor pursuits.

Halstock lies within easy reach of the market towns of Yeovil (approximately 6 miles) and Crewkerne, both offering a wider range of shopping, educational and recreational facilities. There are excellent transport links nearby, with mainline rail services to London Waterloo from Yeovil Junction and Crewkerne, and good road access via the A37 and A303.

## MATERIAL INFORMATION

Manis electricity and water.

Private Drainage.

LPG gas bottles for gas hob and oil fired central heating.

Dorset Council

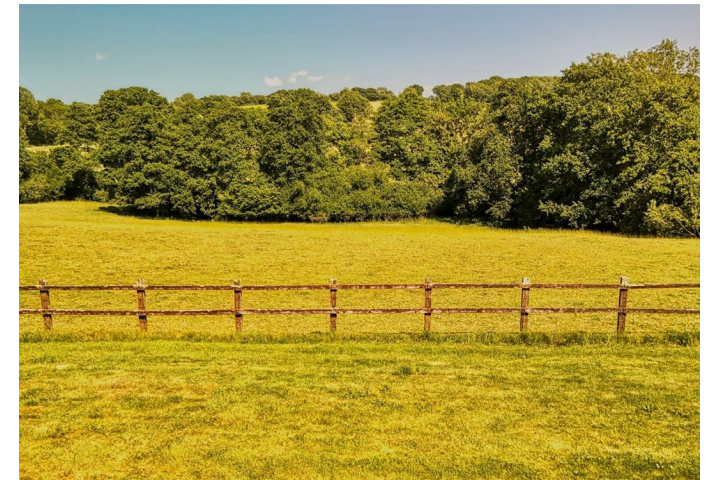
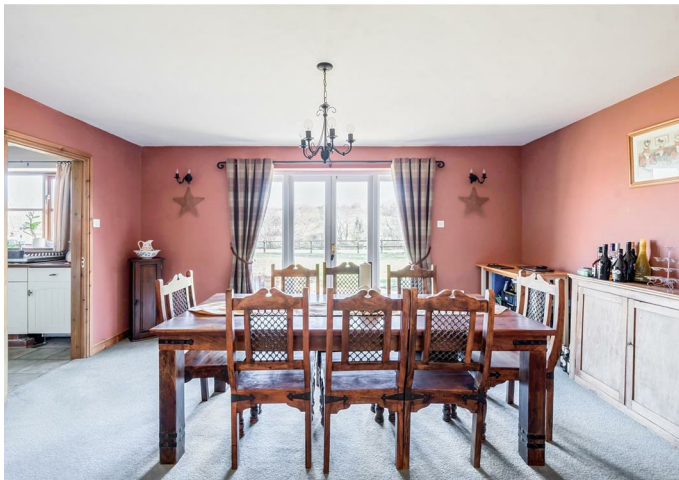
Council Tax band - F

Broadband - Ultrafast broadband is available.

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

## DIRECTIONS

What3words - ///collides.redouble.exists





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (22-38)	F (22-38)
G (1-21)	G (1-21)
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

## Halstock, Yeovil

Approximate Area = 2704 sq ft / 251.2 sq m

Garage = 402 sq ft / 37.3 sq m

Outbuilding = 1148 sq ft / 106.6 sq m

Total = 4254 sq ft / 395.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1073868



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