



**Foresters Arms, Holywell, East Coker, Yeovil, BA22 9NF**

fox & sons

**welcome to**

## **Foresters Arms, Holywell, East Coker, Yeovil**

A rare opportunity to purchase a former Public House with development opportunities (subject to planning) with a total plot size of just over half an acre!



## Ground Floor

On the ground floor, the current layout is that of a fully working pub with a bar, lounge area, skittle alley, pool room, kitchens, store rooms and even a cinema room.

## First Floor

### Lounge

16' 10" x 11' 1" ( 5.13m x 3.38m )

Two front aspect double glazed windows. Radiator.

### Kitchen

15' 6" x 10' 4" ( 4.72m x 3.15m )

Fitted with a range of base and wall units and worktops incorporating a stainless steel sink and drainer. Space and plumbing for washing machine, tumble dryer and dishwasher. Space for American fridge/freezer. Space for Range cooker.

### Reception Room

14' 1" max x 12' 2" max ( 4.29m max x 3.71m max )

Sliding patio door to the roof terrace for access only.

Loft access. Radiator.

### Bedroom

13' 9" x 9' 4" plus wardrobe ( 4.19m x 2.84m plus wardrobe )

Rear aspect double glazed window. Radiator. Built in wardrobes.

### Shower Room

Fitted with a suite comprising shower cubicle, vanity wash hand basin and WC. Towel radiator,

### Bedroom

10' 9" x 8' 11" ( 3.28m x 2.72m )

Front aspect double glazed window. Currently hosting a drum set this room could be used as a bedroom. Radiator.

### Bedroom

13' 11" plus door recess x 8' 11" ( 4.24m plus door recess x 2.72m )

Dual aspect double glazed windows to front and rear. Radiator.

## Bedroom

9' 7" x 8' 7" plus door recess ( 2.92m x 2.62m plus door recess )

Rear aspect double glazed window. Loft access. Built in cupboard. Radiator.

## Bedroom

13' 9" x 12' 2" ( 4.19m x 3.71m )

Dual aspect double glazed windows to front and side. Radiator.

## Shower Room

Fitted with a suite comprising shower cubicle, vanity wash hand basin & WC. Radiator. Side aspect double glazed window.

## Outside

A driveway to the side of the property leads to the main part of the plot with has the old pub car park & garden, a vegetable plot and a double garage.

## Agents Note

Planning Permission

Ref. No: 24/01865/COU

Change of use of Public House and Flat over to Single Dwelling.

Approved Decision Issued Date - Thu 31 Oct 2024



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Foresters Arms, Holywell, East Coker, Yeovil

- Former Public House
- Approx 0.54 Acre Total Plot Size
- Offering Over 4,800 sq.ft of Accommodation
- 4/5 Bedroom Self Contained Flat
- A MUST VIEW!

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£585,000**



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Property Ref:  
YEO108180 - 0004

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Please note the marker reflects the postcode not the actual property



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