

A photograph of a two-story stone house with a gravel driveway and a garden filled with pink dahlias. The house has a stone chimney and a wooden porch. The garden is lush with green foliage and pink flowers. The sky is blue and clear.

Symonds
& Sampson

Honestone House

Fore Street, West Camel, Yeovil

Honeystone House

Fore Street
West Camel
Yeovil
BA22 7QW



- Exceptional 5 Bedroom House
 - 1/2 Acre Plot
 - Reception Hall
 - Study
 - Sitting Room with Fireplace
 - Separate Dining Room
- Spacious Kitchen/Breakfast Room
 - Cloakroom/WC
 - Double Garage & Parking
 - Fabulous Gardens

Guide Price £850,000
Freehold

Yeovil Sales
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THE DWELLING

A very attractive detached 5 bedroom house set in 0.5 acre plot adjoining the river to the rear and set in this quiet village.

ACCOMMODATION

The accommodation comprises a lovely reception hall, large cloakroom/wc, generous study, sitting room with fireplace and fitted gas fire, separate dining room, very spacious kitchen/dining room, access to the large double garage, first floor landing, 5 bedrooms, en suite shower room and generous family bathroom. All of which is offered for sale in immaculate decorative order throughout.

OUTSIDE

The property is approached via a wooden 5 bar gate from Fore Street with a gravelled parking and turning area in turn leading to the large double garage. There is a low level stone wall and established hedging screening the house from the lane. Side access to both gable ends leads to the rear garden. A recently built oak front porch leads you into the house.

Rear Garden

Immediately adjoining the house is a generous paved terrace ideal for alfresco dining together with wooden support for climbing roses, vines and wisteria. Following on from this is a well maintained lawn with deep and mature flower/shrub beds, mature hedging, and a raised paved path that takes you to another part of the garden. Again, a sheer delight being well established with stocked with shrubs, bushes, extensive lawns and a variety of specimen trees. There is also a detached timber machinery store with power, a vegetable and fruit garden, and a greenhouse with the extensive garden bordering the River Cam. This area contains a further number of trees and bushes, with Willow trees also adjoining the river.





SITUATION

West Camel is 6 miles northeast of the regional centre of Yeovil. The market town of Sherborne lies approximately 7 miles distant to south-east. West Camel has a small range of amenities including All Saints Church, a Public House (The Walnut Tree), playing fields and a community centre (The Davis Hall). The neighbouring village of Queen Camel lies approximately 2 miles to the east and benefits from a range of facilities and amenities, including (but not limited to): St Barnabas Parish Church, Countess Gytha Primary School, General Store with Post Office, Memorial Hall, The Mildmay Arms, and a highly regarded Medical Centre.

COMMUNICATIONS

ROAD - The A303 is conveniently located just 0.5 miles to the north, providing links to the M5 motorway at Taunton (Junction 25) via the A358 and links to London.

RAIL - Yeovil Junction is located approximately 9 miles to the south, Sherborne Railway Station is approximately 8 miles to the southeast and Castle Cary Station is approximately 10 miles to the northeast. All stations provide mainline services to destinations such as Exeter St David's, London Paddington and London Waterloo.

AIR - Bristol Airport is located approximately 38 miles to the north. It has scheduled and chartered flights to a range of national and international destinations. Exeter Airport is located approximately 46 miles to the southwest.

DIRECTIONS

What 3 words: ///dabbling.roadblock.salary

SERVICES

Broadband - Ultrafast broadband is available.
 Mobile signal/coverage - Available both indoors and outside
 (Information from Ofcom <https://www.ofcom.org.uk>)

Mains water, drainage and electricity. Oil fired central heating via radiators. LPG gas for the fire in the sitting room.



Soffits, fascias and guttering will be replaced by the owners in early summer 2025 at their expense. Windows were replaced in 2014, a new wooden front door and glazed panels in 2024, and replacement PVC patio doors in August 2024.

MATERIAL INFORMATION

Council Tax Band: F

Flood risk: Medium

Vendors have declared that the house flooded in 2023/4 following exceptional rainfall in Cam Valley and was subject

to an insurance claim. The current premium is £923.18 pa. Work has started to improve the river flow through the village, and work continues to improve the outflow of downstream rivers. There are flood barriers to the front door, patio door and kitchen/garage door and 2 sumps/pumps in the lounge and WC. All drains to ground floor outlets have non-return valves fitted.

Energy Efficiency Rating		Current	Target
	A		
	B		
	C		
	D		
	E		
	F		
	G		
England & Wales		72	72

Fore Street, West Camel, Yeovil

Approximate Area = 2330 sq ft / 216.4 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1258086



YEO/SH/14.03.2025



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