

A photograph of a two-story stone cottage with a white door and a gravel garden. The cottage has a stone wall with red brick accents around the windows and door. There are two chimneys on the roof. A wooden fence and a small stone pond are in the foreground. The sky is blue.

Symonds
& Sampson

April Cottage

The Square, Halstock, .

April Cottage

The Square
Halstock
BA22 9RZ



- Spacious Throughout
- Desirable Village Location
- Superb Fitted Kitchen
- Sitting Room with Wood Burner
 - Rare Opportunity
 - Early Viewing Advised

Guide Price £395,000

Freehold

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THE DWELLING

An immaculate mid terraced cottage, which is presented for sale in superb order to the highest specification throughout, benefits from oil central heating, uPVC double glazing and character features.

ACCOMMODATION

A stable door leads to the porch, with space for hanging and storing outerwear. A part-glazed middle door leads into the sitting room. This is an exceptionally spacious room with a stunning brick fireplace and woodburner as its centrepiece, with two windows overlooking the front, one having a window seat.

The kitchen/dining room is comprehensively fitted with a range of units with granite worktops and cream doors, having an attractive Belfast sink with mixer tap, a comprehensive range of base units with drawers and cupboards under. There are a number of wall cupboards, an integrated dishwasher, water softener and washing machine with both floor and wall tiling. The dining area maximizes the light with a velux and uPVC double-glazed French doors leading to the rear patio.

On the first floor is a landing with three good size bedrooms with two having fitted double wardrobes, whilst there is also a bathroom with a white suite and an attractive high feature velux roof light.

OUTSIDE

To the front of the property is generous parking for two large vehicles. Gated with chestnut post & rail fencing, gravel flower beds and pathways, with a seating area, a wood store and an oil tank.

At the rear of the property is a lawned garden with a workshop, raised entertaining area, patio, gravel beds, and a mixture of vegetable and colourful flower beds. Glorious views to the rear.

SITUATION

Halstock has many footpaths and trails, including a network of over 100km of paths within the Blackmore Vale Area of Outstanding Natural Beauty (AONB). The area offers various walks, some of which are from Halstock to Corscombe, Halstock to Melbury, and walks around Halstock Mill. <https://www.halstock-village.co.uk/walks-maps/>

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.

DIRECTIONS

What 3 words: ///joins.uttering.drizzled

SERVICES

Mains water, electricity and drainage. Oil-fired central heating.

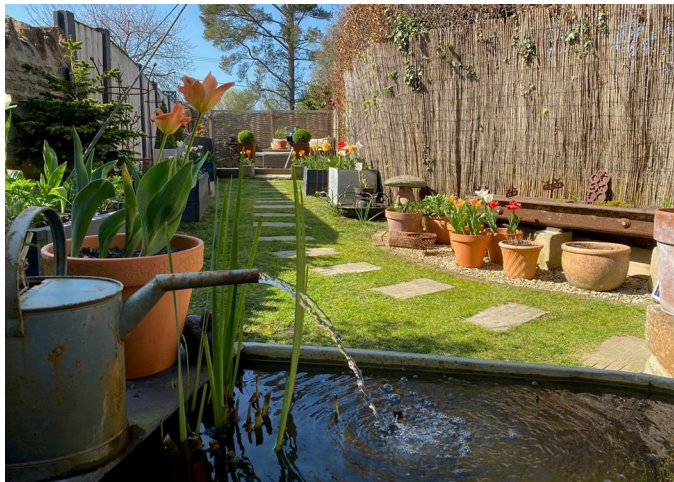
Broadband - Superfast broadband is available.

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

MATERIAL INFORMATION

Council Tax Band: C

Flood Risk: Very Low



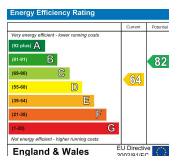
The Square, Halstock,

Approximate Area = 1074 sq ft / 99.7 sq m

Outbuilding = 52 sq ft / 4.8 sq m

Total = 1126 sq ft / 104.6 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: 1279605



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