

Hickory Lodge and Holly Cottage,



# Hickory Lodge and

Common Lane, Halstock, Dorset BA22 9SF

Yeovil 7 miles. Bridport 12 miles. Jurassic Coast 15 miles.

A substantial and versatile family home suitable for multi-generational living with adjoining outbuildings, suitable for re-development subject to planning and set within grounds of 7.75 acres, with a further 34.78 acres available by separate negotiation. Hickory Lodge EPC Band C - Holly Cottage EPC Band D - Kennels and Cattery EPC Band D.

- Sought After Dorset Village
- Spacious One Bedroom Flat
- Converted Former Outbuildings
- Adjacent paddocks in all approx 7.75 acres
- Freehold
- Four Bedroom Family home
- Detached Three Bedroom Cottage
- Planning Permission For Commercial Building
- Additional 34.78 acres available by separate neg.
- Council Tax Band D

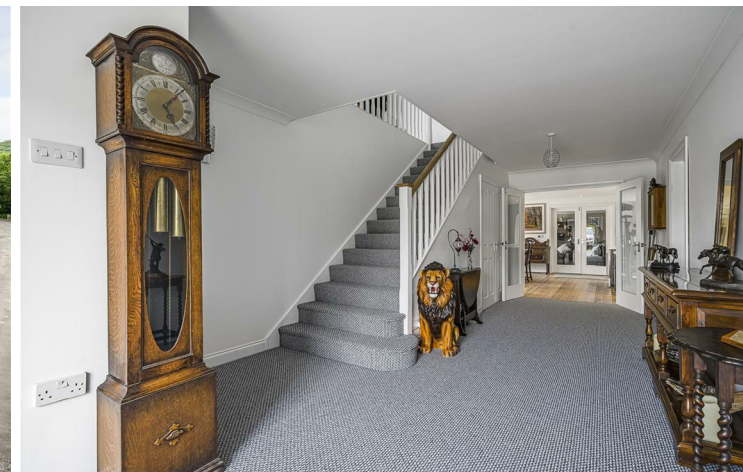
Guide Price £1,500,000

## SITUATION

Hickory Lodge is situated on the outskirts of the sought after village of Halstock, which lies close to the Dorset/Somerset border, with an excellent network of footpaths and bridleways nearby. The village offers a shop, church and village hall, with Yeovil being within 7 miles, where an excellent selection of shopping, recreational and scholastic facilities can be found, along with a mainline rail link to Exeter and London Waterloo. The A303 is also located close by providing access to London and the south west.

## DESCRIPTION

Hickory Lodge comprises a spacious family home, offering multi-generational living and with huge potential to create additional income potential, with the redevelopment of the adjoining kennels and cattery, subject to planning, which benefits from its own separate heating system and underfloor heating throughout. The property is a converted former golf club, which now provides versatile accommodation including a four bedroom house, with an adjoining spacious one bedroom flat, detached three bedroom cottage and a range of versatile outbuildings. There is also planning permission for a commercial building with an adjacent paddock and grounds extending to approximately 7.75 acres. A further 34.78 acres is available in up to 3 lots by separate negotiation.



### HICKORY LODGE

Spacious hallway with wide staircase to the first floor, spacious store room, cloakroom, study and boot room, together with a superb kitchen/dining room with integrated appliances and French doors to the south. Adjoining utility room and sitting room with wood burner and French doors to the south. Adjoining bedroom, which is spacious also with French doors to the south and en suite bathroom.

On the first floor is a spacious galleried landing, together with three double bedrooms, all with en suite facilities. Internal door opening into the flat, which has an open plan living, kitchen, dining room with French doors leading out onto a balcony, together with a double bedroom, separate bathroom and utility room with its own external staircase. This flat could be incorporated back into the main house.

### HOLLY COTTAGE

This detached cottage comprises galley kitchen and store room, adjoining living room and two ground floor bedrooms. On the first floor can be found a large double bedroom, single bedroom and bathroom. It is currently let an assured shorthold basis.

To the east of the house are some converted former outbuildings which are currently being operated as a kennels and cattery. This area of the property benefits from a separate heating system and underfloor heating throughout. This space offers an excellent opportunity, subject to the necessary planning consents being obtained for conversion, to self-contained letting cottages. There is a further covered area beyond the kennels and near to the entrance drive is a large car parking area with planning permission for a commercial building.

### OUTBUILDINGS

To the north of the property are a range of outbuildings including a block and timber agricultural building and a workshop.

### LAND

The property overlooks the land which is both naturally hedged together with some post and wire fencing. It is level in nature and tree lined and was once run as a golf course. The land is currently used for grazing horses but subject to the necessary planning consents, alternative uses of the land, in order to generate income such as Glamping Pods or Shepherds Huts, could be considered. The property is being sold with the front fields which in total extend to approximately 7.75 acres. There is a further 34.78 acres available in 3 lots, by separate negotiation.

### BUSINESS RATES

Hickory Lodge benefits from small business rates relief.

### TOWN AND COUNTRY PLANNING

Planning permission is in place for a commercial building. Further details can be found on the Dorset council website under planning reference P/FUL/2021/01225.

### SERVICES

Mains water and electricity are connected. Private drainage. Oil fired central heating for Hickory Lodge and Holly cottage

Mobile Available : VODAPHONE (no data) (ofcom)

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps (ofcom)

### VIEWINGS

Strictly by appointment through the vendors selling agent, Stags, Yeovil office. Telephone 01935 475000

### DIRECTIONS

From Yeovil head south along the A37 towards Dorchester. Turn right towards Halstock. Continue past Sutton Bingham reservoir and continue on into the village of Halstock. In the centre of the village turn right by the grass triangle and after a short distance, turn left into Common Lane. After a few 100 yds the entrance to Hickory Lodge will be seen on the right hand side.

### FLOOD RISK STATUS

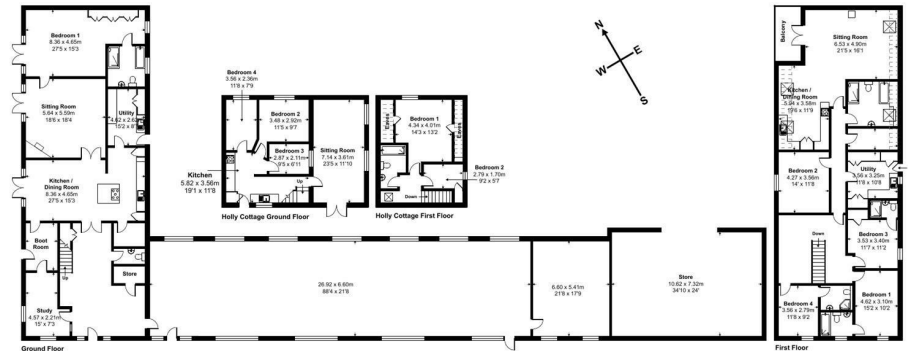
Very low risk (environment agency)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 7495 sq ft / 696.2 sq m  
 Limited Use Area(s) = 180 sq ft / 16.7 sq m  
 Outbuilding = 836 sq ft / 77.6 sq m  
 Total = 8511 sq ft / 790.6 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2022. Produced for Stags. REF: 196206.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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