



Fainhailt



Fainhailt

Holywell, Dorchester, Dorset, DT2 0LG

Yeovil 8.5 miles. Sherborne and Dorchester 11.5 miles.

A fantastic opportunity to buy a pair of old railway workers cottages, in need of modernisation with four bedrooms, set within large gardens and a 2 acre field, together with a range of outbuildings. EPC band F.

- Pair of Cottages for Modernisation
- Two Bathrooms and Cloakroom
- Two Reception Rooms and Conservatory
- Large Gardens
- Council Tax Band E
- Four Bedrooms
- Spacious Kitchen
- Range of Outbuildings
- Two Acre Field
- Freehold

Offers In Excess Of £475,000

SITUATION

Fainhailt is situated within the village of Holywell, which lies just off the A37 between Yeovil and Dorchester. The village of Evershot is within 1 mile which has an active community and facilities including a village shop with post office, bakery, church, primary school, village hotel with pub and restaurant, together with Summer Lodge Country House Hotel and Restaurant. The area is surrounded by stunning landscapes well served by a fabulous network of public footpaths making this a perfect location for those who enjoy the countryside. The larger village of Maiden Newton is also close by which also has a village store, doctors surgery, vets, garage and a mainline railway station to Weymouth and Bristol. The larger towns of Yeovil, Sherborne and Dorchester are all within easy reach, together with the Jurassic coastline at Weymouth.

DESCRIPTION

Fainhailt comprises a pair of former railway workers cottages which have been converted to one dwelling and attached to two further cottages. The property is of rendered appearance and is set beneath a tiled roof. Although the property is in need of modernisation and re-configuring it offers enormous potential for purchasers to modernise to their own specification in what is undoubtedly a unique location. It is set within large gardens and grounds, together with an adjoining field, which is bounded by the Bristol to Weymouth railway line.



ACCOMMODATION

UPVC door to entrance porch, glazed on three sides and with a glazed door leading into the entrance hallway with tiled floor and stairs rising to the first floor. Cloakroom with low level WC and wash hand basin. The kitchen is spacious comprising; two bowl double drainer sink with adjoining worktop and a range of floor cupboards under, views from two aspects and uPVC door to the lean-to with Crittall doors to the garden, From the kitchen an opening leads through to the breakfast room with a solid fuel Rayburn with slate worktop and recessed cupboard to side, walk-in larder with shelving and window to rear. The sitting room has a stone fireplace with a cut stone mantle and display shelves and arch recess to the side. Parquet flooring, under stairs cupboard, door to hallway and two windows to the front. Door to living room with an open tiled fireplace with matching hearth and mantle, along with recessed shelving to side, window to front, under stairs cupboard and opening leading through to a snug with an oil fired Rayburn Royal, window to rear and opening into a further rear hall, with shower room comprising shower and low level WC. Conservatory which is glazed on two sides with a tiled floor and a polycarbonate roof with uPVC door to the side. Leading off the living room is a secondary hallway with door to front and secondary staircase rising to the first floor.

The first floor landing has an airing cupboard and window to rear. Bedroom three with cast iron fireplace, corner sink unit, window to rear and trap access to the roof void. Bedroom four has a window to front, night storage heater and wardrobe with hanging rail. Leading off the main landing can be found the family bathroom with enamelled bath, vanity unit with wash hand basin and low level WC, radiator and window to rear. Bedroom two with window to rear, airing cupboard and trap access to roof void. Former bedroom with cast iron fireplace and window to front with doorway leading to bedroom one which is most spacious with wonderful views overlooking the garden and field, together with eaves storage.

OUTSIDE

Fainhailt is approached over a private road which is owned by the property over which nine other properties have a right of way. Fainhailt is located at the far end of this road with its own gated gravelled driveway providing ample parking and turning, steps and slope leading up to the house. There are terraced gardens with various shrubs, bushes and trees, together with a paved area to the front, along with the oil tank. A gate and path lead around to the side where there is a large lawn garden, various trees and shrubs, together with a selection of fruit trees, including mainly apple and pear. Within these large gardens are a selection of outbuildings, which include a brick outbuilding to rear divided into three and close to the field is a useful block building being the former pig and cow pens. From here is access to the field which is level and bounded by post and wire fencing, together with a stream. At the far end of the field, a gateway leads to a small copse. In total the entire property extends to approximately 2.24 acres.

SERVICES

Mains water and electricity are connected.

Private drainage.

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

Mobile : EE, O2 and Vodafone (ofcom)

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000.

DIRECTIONS

From Yeovil head south on the A37 towards Dorchester. After approximately 7.5 miles at Holywell Cross turn right signposted Holywell, Evershot, Summer Lodge Hotel and Acorn Inn. After a few hundred yards take the first turning left onto the private road, keep left and Fainhailt will be found at the far end.

What3words ///workbench.barmaid.circles

FLOOD RISK STATUS

Very low risk (environmental 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2320 sq ft / 215.5 sq m (excludes lean-to)
 Outbuilding = 87 sq ft / 8 sq m
 Total = 2407sq ft / 223.6 sq m
 For identification only - Not to scale

First Floor

- Bedroom 1: 5.51 x 3.18m (18'1" x 10'5")
- Bedroom 3: 5.41 x 2.72m (17'9" x 8'11")
- Bedroom 5: 3.66 x 2.59m (12' x 8'6")
- Annexe Bedroom 2: 5.28 x 2.72m (17'4" x 8'11")
- Annexe Bedroom 4: 3.66 x 2.87m (12' x 9'5")
- Store: 4.27 x 1.04m (14' x 3'5")

Ground Floor

- Lean to: 4.60 x 2.57m (15'1" x 8'5")
- Larder: 2.82 x 2.59m (9'3" x 8'6")
- Annexe Conservatory: 3.43 x 2.57m (11'4" x 8'5")
- Annexe Snug: 2.77 x 2.57m (9'1" x 8'5")
- Annexe Sitting Room: 4.17 x 3.78m (13'8" x 12'5")
- Sitting Room: 5.28 x 3.78m (17'4" x 12'5")
- Breakfast Room: 5.31 x 2.59m (17'5" x 8'6")
- Kitchen: 4.52 x 3.91m (14'10" x 12'10")
- Entrance Hall: 2.97 x 2.03m (9'9" x 6'8")
- Store

Outbuilding

- Store: 4.27 x 1.04m (14' x 3'5")
- Store
- Store

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2024. Produced for Stags. REF: 1184274