



Kelowna







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Higher Halstock Leigh, Yeovil, Somerset, BA22 9QX

Halstock 1.5 miles. Sutton Bingham Reservoir 3.5 miles. Beaminster 6.5 miles. Yeovil 7.5 miles.

A deceptively spacious and versatile five bedroom detached country property with double garage and workshop with studio over, together with a one bedroom cabin with income potential, all set within 0.44 acres. EPC Band D.

- Three Reception Rooms
- Ground floor bedroom and shower room
- Three further bedrooms and shower room
- One bedroom cabin
- Freenhold
- Kitchen and Boot room
- Principal suite with dressing room and en suite shower room
- Double garage and workshop with studio over
- Ample parking and gardens
- Council tax band D

Guide Price £675,000

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SITUATION

Kelowna is situated within this wonderful hamlet which lies approximately 1.5 miles west of Halstock, which boasts a community general store/post office, together with a most active community hall. Sutton Bingham reservoir is located within 3.5 miles where you can enjoy fishing, sailing and wildlife walks. The market town of Beaminster is within 6.5 miles and Yeovil 7.5 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

Kelowna is centred on a deceptively spacious and versatile country property constructed principally of reconstituted stone elevations, contained beneath a slate roof. In recent years it has been refurbished and extended and benefits from double glazed windows throughout, together with oil fired central heating. The property benefits from three reception rooms, together with a well fitted kitchen and boot room, along with a ground floor bedroom and shower room. On the first floor can be found the principal suite with its own dressing room and shower room, together with three further bedrooms (one currently used as an office), together with the family shower room. Outside the property is approached over a sweeping driveway, providing ample parking leading to a large double garage and workshop with studio room over. There are gardens surrounding the property together with a useful cabin providing one bedroom accommodation which offers income potential.

ACCOMMODATION

Covered entrance porch with glazed timber door leading to entrance hallway with stairs to the first floor, together with two store cupboards and attractive bamboo flooring. Within the heart of the house is the family room which offers a large open plan space with central fireplace with inset double sided wood burner. Views from two aspects including a glazed door to rear, together with tiled flooring. Sitting room with log burner on a slate hearth together with views from two aspects, glazed french doors to rear, oak flooring and useful store cupboard. The kitchen is comprehensively fitted and comprises a 1 1/4 bowl sink with mixer tap over, adjoining granite worktops with a range of floor units below. Space for a range style cooker with extractor hood over, integrated dishwasher, together with a built-in larder cupboard, high ceiling and tiled floor, views over the garden with the hills beyond, together with glazed stable door to the boot room, with attractive tiled flooring, belfast sink, coat hooks and stable door to side. Leading off the family room is a inner hallway/laundry area with space and plumbing for washing machine and tumble dryer with worktop over, together with three wall cupboards. Boiler cupboard with Worcester Bosch oil fired boiler and Megaflo hot water cylinder. Glazed door to study/dining room with views from two aspects including patio doors to front.

Leading off the hallway is bedroom five with window to front, with a walk-in cupboard, with shelving and window to side. Shower room comprising; shower cubicle, vanity unit with inset wash hand basin and low level WC, fully tiled floor and walls, heated towel rail, illuminated mirror and window to side.

Landing with pine floorboards, roof light, linen cupboard and trap access to roof void. Sliding door to the principal suite comprising bedroom with vaulted ceiling, views from three aspects and pine floorboards. Dressing room with built in cupboards with hanging rail, pine floorboards and views from two aspects. Door to en suite shower room comprising; shower cubicle, pedestal wash hand basin, heated towel rail and low level WC. Bedroom four with dormer window to rear and built-in desk. Bedroom three with dormer window to front and pine floorboards. Shower room comprising; fully tiles shower, pedestal wash hand basin and low level WC, pine floorboards, heated towel rail, roof light, built-in shelving and eaves storage. Bedroom two with views from three aspects including roof light, window to rear, vaulted ceiling, pine floorboards and built-in wardrobe with drawers.





OUTSIDE

The property is approached off the lane through a pair of double timber gates which open onto a tarmac driveway providing extensive parking and turning along with access to the detached double garage and workshop, which is approached through double doors and is currently used as a workshop, connected with power and light with a doorway leading in to a further workshop area with wooden ladder, leading to a insulated loft room/studio, also connected with power and light and window to front.

To the side of the property is an area of gravelled parking, together with cold water tap and hot water shower (for washing the dogs), lighting and raised beds. To the side is a lawned garden protected by a Beech hedge, together with a fine Eucalyptus tree. To the rear of the property are further gardens laid mainly to lawn which are fenced together with further Beech hedging and includes a greenhouse, garden shed and patio area. To the far side of the property are a selection of fruit trees.

To the east of the property can be found a further garden area, which is fenced together with a Beech hedge and laid to lawn. There is a paved patio with various shrubs, bushes and trees. Here there can also be found the cabin, which offers income potential as an Airbnb. It is fully insulated and benefits from bottled gas central heating, together with uPVC double glazed windows and doors throughout. It briefly comprises; open plan living/kitchen/dining room with views from three aspects including uPVC double glazed french doors to garden, kitchen area with wooden worktop and inset circular bowl with mixer tap, two ring electric hob and electric oven and grill, a selection of cupboards, space for fridge and Baxi gas boiler. Bedroom with uPVC window to front, shower room comprising shower cubicle, vanity unit with inset wash hand basin and low level WC.

SERVICES

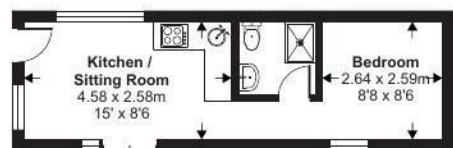
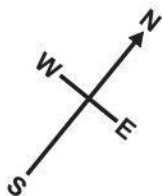
Mains water and electricity are connected.
Oil fired central heating to the house.
Bottled gas heating to the cabin.
Private Drainage.
Broadband : Standard and Ultrafast (ofcom)
Mobile : O2 limited service (ofcom)
Flood Risk Status : Very Low (environment agency)

VIEWINGS

Viewings strictly by appointment through the vendor's selling agent. Stags, Yeovil office, telephone 01935 475000

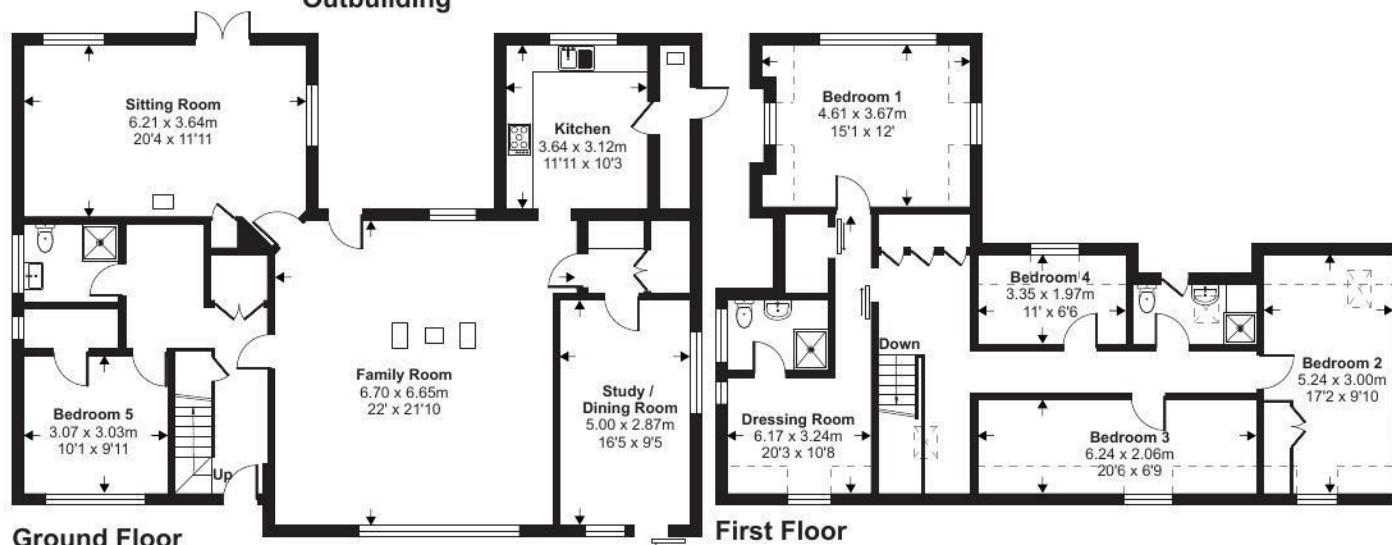
DIRECTIONS

From Yeovil head south on the A37 towards Dorchester. After approximately 2 miles turn right signposted Sutton Bingham and Halstock. After 3.5 miles in the centre of Halstock turn right at the grass triangle leaving the village and passing the village hall on your right hand side. Continue along this lane for approximately 1.5 miles whereupon Kelowna will be seen on the right hand side, clearly identified by our For Sale board.



Outbuilding

Denotes restricted head height

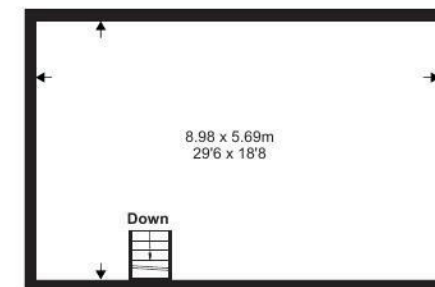


Ground Floor

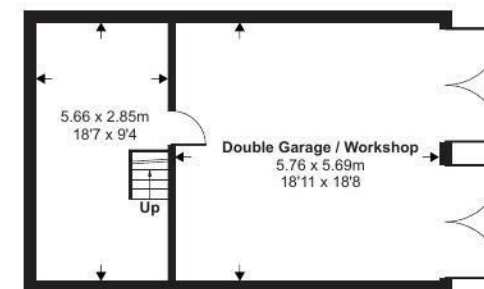
First Floor

Approximate Area = 2325 sq ft / 215.9 sq m
Limited Use Area(s) = 127 sq ft / 11.7 sq m
Garages = 1088 sq ft / 101 sq m
Outbuilding = 257 sq ft / 23.8 sq m
Total = 3797 sq ft / 352.4 sq m

For identification only - Not to scale



Garage First Floor



Garage Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1236109



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



