



Holcote House, Mudford Road











# Holcote House, Mudford Road

Yeovil, Somerset, BA21 4AE

College 100m. Hospital 1/4 mile. Town centre 1/2 mile. Sherborne 6 miles.

A regency style Grade II listed villa, offering well proportioned and stylish accommodation with ample parking, attractive gardens, including a Mediterranean style courtyard and within walking distance of the College, Hospital and town centre.

- Reception Hall and Shower Room
- Kitchen with adjoining Utility and Cloakroom
- Dressing Room and Family Bathroom
- Attractive Gardens
- Freehold
- Four Reception Rooms
- Four Double Bedrooms
- Extensive Parking
- Mediterranean style courtyard.
- Council tax band E

Guide Price £725,000

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SITUATION

Holcote House is situated well back from the Mudford Road and adjoins Yeovil College. The hospital is within 1/4 of a mile and the town centre is approximately 1/2 a mile, where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo. The historic Abbey town of Sherborne is within 6 miles with it's independent shops and schools. The Jurassic coastline is within 25 miles.

DESCRIPTION

Holcote House is a stunning Grade II listed regency style villa, which is believed to have been built around 1841. It has rendered walls, with unpainted hamstone dressings and is contained beneath a slate roof. The original house was built for James Hooper Whitby, a local wool merchant and remained within the family until the end of the 19th century. During the 20th century the house has had a number of uses, including a hotel, nursing training college and more recently, as part of Yeovil College. Around 2018 the property underwent a refurbishment programme and now provides well proportioned and stylish accommodation, retaining many of its historic features including current Corinthian columns in the drawing room with ornate plasterwork, sash windows and well proportioned rooms. The property benefits from gas fired central heating, a large reception hall, four reception rooms, kitchen/breakfast room, utility, cloakroom and shower room, all on the ground floor. On the first floor, four double bedrooms, a dressing room and a superb family bathroom. The property also enjoys an extensive cellar with brick barrelled ceiling, extensive off road parking and delightful gardens including a private Mediterranean style courtyard garden to rear.

ACCOMMODATION

Hamstone dressed door surround with lantern and glazed door leading to the reception hall with attractive tiled floor, stairs rising to the first floor and glazed french doors to the rear garden. Door with steps leading down to the cellar with a brick barrelled ceiling and connected with light and power, together with a modern pressurised hot water cylinder and two Worcester gas fired boilers. Study with marble fireplace and window to front. Useful coats cupboard with adjacent shower room with fully tiled floor and walls, shower cubicle, vanity unit and low level WC. French doors leading to the sitting room with views from two aspects and door returning to the hallway. The impressive drawing room, dominated by two ornate Corinthian columns and ornate architraves, brick and marble fireplace with recessed arched on either side, large picture window and three wall lights. The adjoining dining room has a slate fireplace with inset log burner, moulded cornices, sash window to side and an opening through to the kitchen/breakfast room, which is extensively fitted and comprises a belfast sink with matching drainer with mixer tap over, adjoining worktops and a range of floor and wall mounted cupboards and drawers, larger island unit incorporating breakfast bar with cupboards and basket shelving beneath. Recessed Bertazzoni range style cooker incorporating six ring burners, two ovens, one grill and a warming drawer. Built in surrounding cupboards, attractive tiled flooring and extensive glazed windows to the south elevation, door to the courtyard, tiled floor and trap access to the roof void. Glazed door leads to the rear hall with fanlight window, tiled floor and built in cupboard. Adjoining utility room incorporating sink with mixer tap, adjoining worktops and a range of built in cupboards, space and plumbing for washing machine and tumble dryer, window to rear and tiled floor. Cloakroom with vanity unit, low level WC and half-tiled walls, tiled floor and heated towel rail.

Half-landing with large arched stained glass window to the rear. Spacious landing with picture and dado rails. Bedroom three with fitted wardrobes, incorporating dressing table and shelving and window to rear. Cloakroom comprising vanity unit, low level WC, column radiator/towel rail, tiled floor and half-tiled walls. Bedroom four with window to front. Bathroom comprising freestanding roll-top bath with shower attachment, large walk-in shower, pedestal wash hand basin, low level WC, useful store cupboard, trap access to roof void and window to front. Bedroom one with a cast iron fireplace, arched window to side and door to the dressing room with a range of fitted wardrobes, arch window to side and door returning to the hallway. Bedroom two with arched window to side, cast iron fireplace and fitted linen cupboard.







## OUTSIDE

The property is approached through a pair of timber gates hung from hamstone pillars, with a gravelled driveway providing extensive parking and turning. Adjoining lawned garden with two mature trees, together with laurel and wicker fencing. Attractive drystone wall with various shrubs and lavender together with laurel hedging. To the side of the property, a wicker gate leads to the side lawn, again with various shrubs, bushes and a fine selection of roses. Useful garden shed and steps leading to a gateway, providing access to the rear courtyard garden, landscaped in a Mediterranean style, being fully paved with raised planters and a fine selection of lavender and olive trees. Outside kitchen area with sink and cupboard under, adjoining raised Bar-B-Que area. Bench seat, outside electrics and useful garden store.

## SERVICES

All mains services are connected.

Gas fired central heating.

Broadband availability : Standard, Superfast and Ultrafast (ofcom)

Mobile availability : EE. Three, O2 and Vodafone (ofcom)

Flood risk status : Very low risk (environment agency)

## VIEWINGS

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

## DIRECTIONS

From the hospital roundabout on the A30 head north onto Kingston and at Yeovil College roundabout take the 3rd exit onto Mudford Road. Continue past the College whereupon the entrance drive to Holcote House will be seen on the left hand side, clearly identified by our For Sale board.



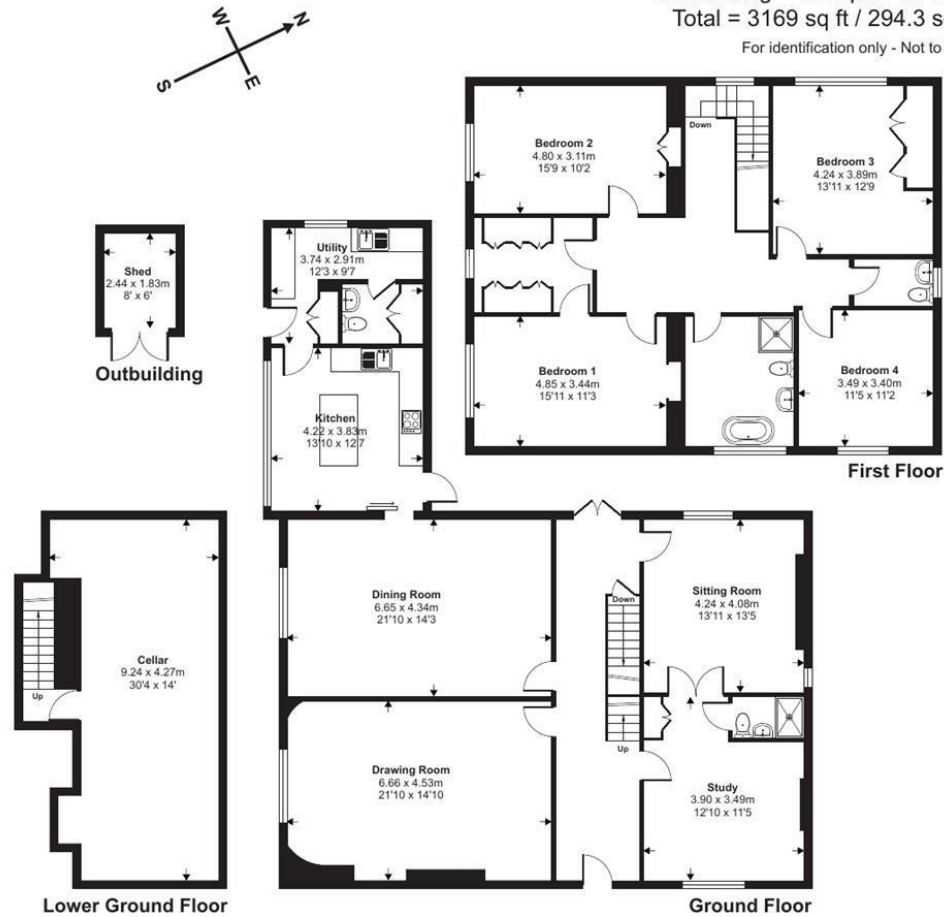


Approximate Area = 3122 sq ft / 290 sq m

Outbuilding = 47 sq ft / 4.3 sq m

Total = 3169 sq ft / 294.3 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). © nchecom 2025. Produced for Stags. REF: 1309632



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