



Symonds
& Sampson

The Old Gospel Hall

Back Lane, Evershot, Dorchester, Dorset

The Old Gospel Hall

Back Lane
Evershot
Dorchester
Dorset DT2 0JT

Originally a carpenters workshop, then a gospel hall, now a fully renovated, high-specification two/three-bedroom home in a tucked away location in Evershot.



- Converted Gospel Hall
 - Spacious bedrooms
- 2 cosy reception rooms
- Modern shower room
 - Historic charm
 - Not listed
- Quiet hidden away location
- Complete renovation

Guide Price **£450,000**

Freehold

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INTRODUCTION

Situated in the picturesque village of Evershot, this delightful semi-detached house offers a unique blend of historical character and modern features. The property offers a rich heritage, making it a truly special home for those who appreciate traditional architecture.

THE PROPERTY

The property is designed to cater to the needs of modern living while retaining its historical charm. The layout is both practical and welcoming, providing ample space for relaxation and socialising. Inside are two spacious and inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The house features well-proportioned bedrooms, ensuring comfortable living for families or those seeking extra space for guests or a home office. With one and a half bathrooms, morning routines will be a breeze.

OUTSIDE

Outside, in this picturesque village setting, the property has parking for up to three vehicles, a valuable asset. The surrounding area is known for its beauty and views and is marked as a conservation area. There is a sunny aspect garden on the side of the property with path leading to the workshop/store at the rear. (See Agents Note)

SITUATION

Evershot is a picturesque village in the heart of Dorset with a wonderful history, including links to Thomas Hardy. The village is a conservation area with many of the beautiful buildings being listed. Although the village has a small population there are ample amenities including a primary school, village shop/post office, award winning pub, The Acorn, Summer Lodge Hotel which has Relais & Châteaux status, artisan bakery and village hall. Nearby is Ilchester Estate which has lovely walks through the deer park.

DIRECTIONS

What3words ///hazelnuts.slick.question

SERVICES

Mains water, electricity and drainage are connected.

Broadband coverage

Standard and superfast broadband is available.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile phone

There is mobile phone coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/mobile-coverage-checker>

LOCAL AUTHORITY

Dorset Council - 01305 251010

Council Tax Band C.

MATERIAL INFORMATION

This property has restrictive covenants and rights of way which is the case with some properties. The vendor has no knowledge of any issue caused by the covenants or the rights of way. Please contact the office if you require further information.

Agents Note:

Please be aware the garden and parking area is leased from the estate on a standard rental agreement with a small charge per annum.



Back Lane, Evershot, Dorchester

Approximate Area = 1134 sq ft / 105.3 sq m

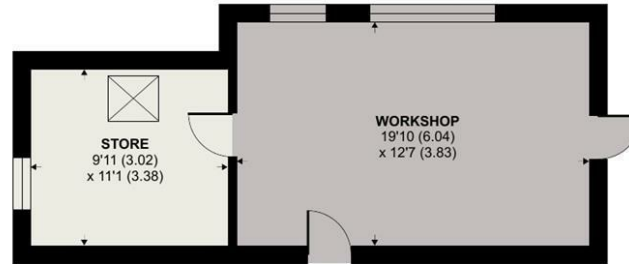
Outbuilding = 364 sq ft / 33.8 sq m

Total = 1498 sq ft / 139.1 sq m

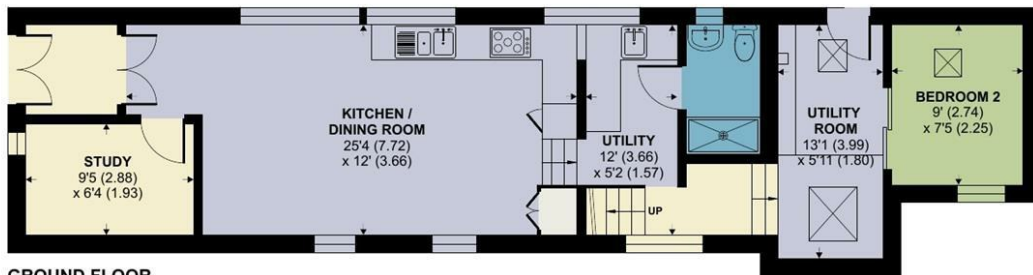
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR

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: 1387357



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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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