





# Fosters Hill, Holwell

This is truly a unique chance to purchase a spacious Grade II listed family home with the option to develop the outbuildings into holiday lets that will provide a sustainable income for generations yet to come or, to transform to suit your own particular needs. The property sits in grounds extending to three acres, consisting of orchard, formal garden and pastureland as well as the outbuildings yard - making it ideal for those who love the outdoors. Not only is this a business opportunity but could also be a lifestyle change and perhaps a step into self sufficiency.

The property dates to the 18th century and retains many original character features, such as windows with stone mullions and window seats, exposed ceiling beams, plank and muntin walls and original style internal doors plus an arched folding timber door to the main entrance. There are three fireplaces plus contemporary flagstone flooring on the ground floor and some wood panelled walls. The property is perfect for those seeking a blend of tradition and modern living where space is of the utmost importance.

The accommodation is arranged over three floors, amounting to 3577 sq. ft (332 sq. m) of living area that offers flexible usage allowing you to tailor the space to your own requirements. There are three spacious reception rooms that are perfect for entertaining guests or simply relaxing with your family, plus five double bedrooms and two bathrooms.

Outside, there is plenty of parking for multiple vehicles as well as storing motorhomes, boats, caravans or horse boxes and a large secure rear garden where children and pets are free to roam safely and the pasture land is also within vision allowing you to keep watch over any livestock.

This is a great home for an existing or growing family as well as multi-generational living - a place to escape the hustle and bustle of city life, create a new family home, or embark on a new business venture, this property offers a choice to be made.









## The Property

### Accommodation

#### Inside

The accommodation is arranged over three floors and offers flexible room usage that can be tailored to suit your own personal circumstances. On the ground floor, accessed from the reception hall, there are two spacious reception rooms that overlook the orchard and drive to the front, both benefit from open fireplaces and a traditional style flagstone floor.

The kitchen and dining areas are to the rear of the house with a view over the garden to the land. The kitchen is fitted with a range of stylish modern units consisting of floor cupboards, pull out bin store and separate drawer units. There is a very generous amount of quartz work surfaces with matching upstand and double Butler style sink with a swan neck aerator mixer tap. The dishwasher, fridge and freezer are integrated and there is a range style cooker that is available by separate negotiation.

Also on the ground floor there is a WC, utility/store room and a further reception room that is currently used as a games room. On the first floor there are two double bedrooms that overlook the frontage - one benefitting from an en-suite shower room plus another double bedroom that is accessed along a hall from the bathroom. This is currently used as a sitting room. On the second floor there are two more double bedrooms with countryside views. Accessed externally from a wooden staircase is the studio, which could be developed into a home office.

#### Outside

Formal Garden

This lies to the rear of the property and is

predominately laid to lawn with a decked seating area to one side. There is plenty of scope to landscape to your own design and taste. For easy access there are double gates to one side of the garden.

#### The Orchard

This lies to the side of the drive at the front of the property - grassed with a variety of apple, pear and plum trees.

#### The Land

This lies to the rear of the house and backs onto the rear garden and yard of the outbuildings. Laid to grass and enclosed by hedgerow. There is full visibility over the land from the rear of the house, which provides great security for livestock.

#### The Outbuildings

There are a range of outbuildings that are located to the side of the main house, with some being attached to the house. These are in need of renovation and offer an excellent opportunity to develop and provide an income once work has been completed. There is full planning permission ( see useful information) to transform into holiday lets. The whole property must be retained as one residence. There is a right of way over the land to the side of the house via metal gates that lead into the yard.

### The Location

#### Holwell

The property is located in the small Dorset village of Holwell, which surrounded by the beautiful Blackmore Vale countryside. The village boasts the oldest pillar box still being used in Britain today and has an historical church dating back to around 1480. There is also the village hall that hosts many events - from WI to table tennis and quiz and film nights. It

is also available for private hire. Approximately a mile and half away is the village of King Stag which has a public house and garage with a small shop. Just five miles away is the beautiful historic town of Sherborne, which has a mainline train station serving London Waterloo and the West Country. The town offers excellent shopping facilities as well as home to an abundance of architectural styles, including castles and almshouses. There is also a selection of educational facilities including state and independent schools.

### Useful Information

Energy Efficiency Rating F

Council Tax Band G

Single Glazed Windows - some with stone mullions

Oil Fired Central Heating

Mains Drainage

Freehold

Planning Permission Granted for the development of the Outbuildings - P/FUL/2022/00830 and P/LBC/2022/00831

### Directions

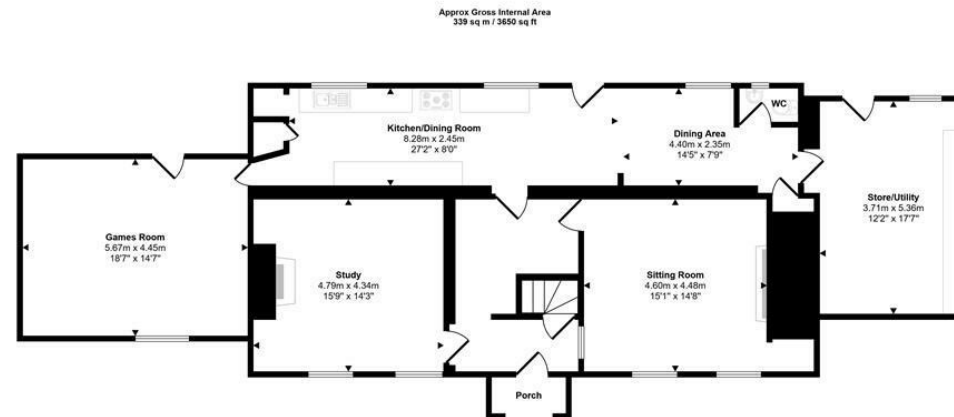
#### From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn right heading towards Sherborne on the A357. Continue along this road for about 4 miles and turn left onto the A3030 to King Stag/Dorchester after a short distance turn left again onto the B3143 to King Stag. Continue through the village and turn right at the Green Man public house. Continue forward. The property will be found on the right hand side just before the village hall, which is on the left. Postcode DT9 5LL





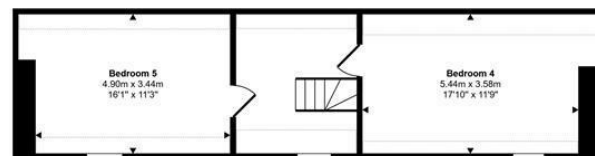




Ground Floor  
Approx 149 sq m / 1605 sq ft



First Floor  
Approx 138 sq m / 1490 sq ft



Second Floor  
Approx 51 sq m / 554 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 365.

01258 473030

1 Market House, Market Place, Sturminster  
Newton, Dorset, DT10 1AS  
sales@mortonnew.co.uk  
www.mortonnew.co.uk

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**MN**  
**MORTON NEW**  
COUNTRY PROPERTIES