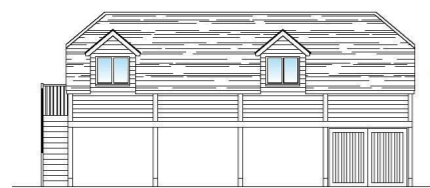
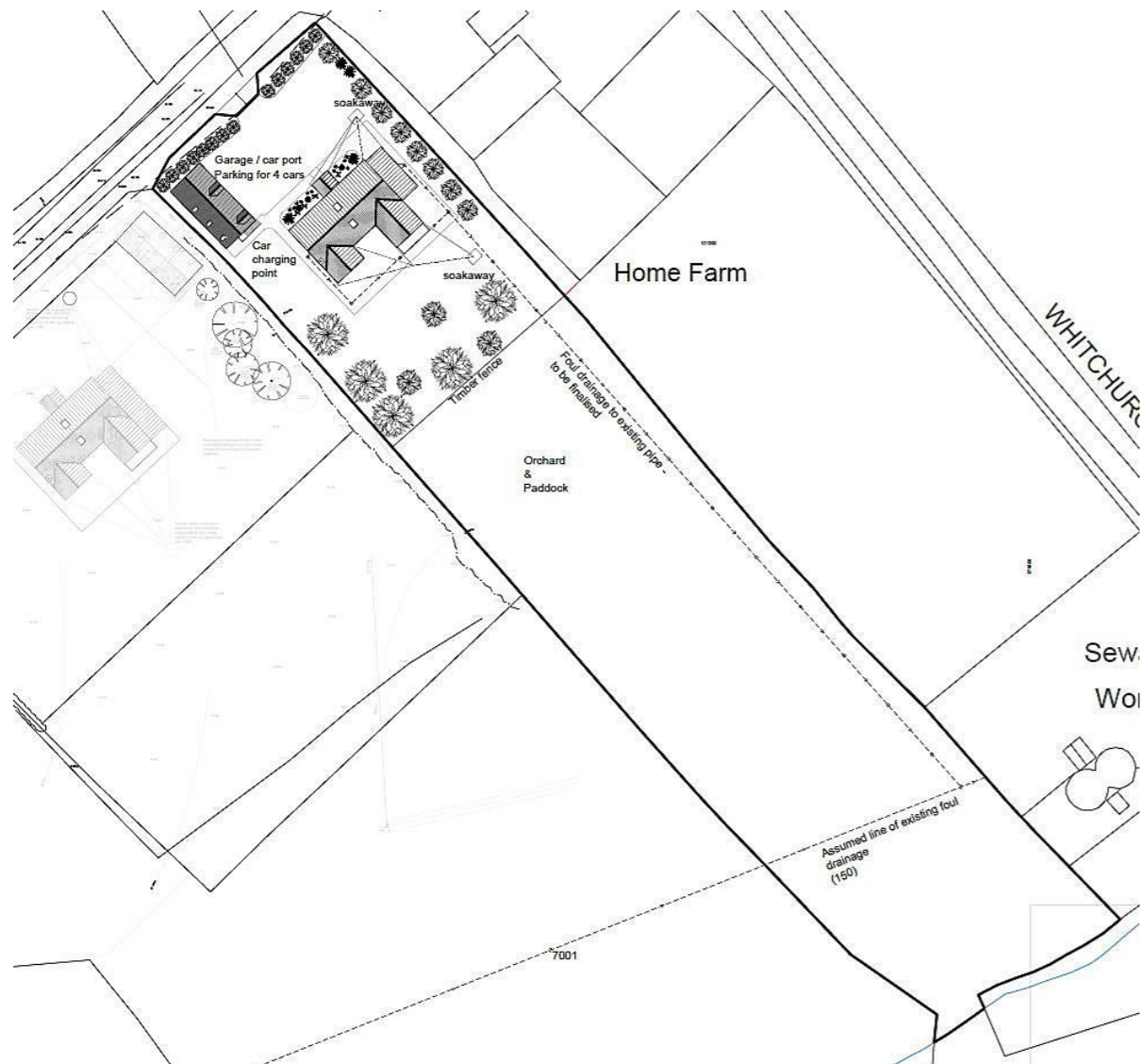


**BUILDING PLOT YENSTON
TEMPLECOMBE
BA8 0NJ**



PROPOSED NORTH EAST ELEVATION
SCALE 1:100

Garage

- Double Roman roof tiles
- Black gutters and downpipes
- External walls - timber boarding
- White painted timber casement window frames
- Timber door frames



PROPOSED SOUTH EAST ELEVATION
SCALE 1:100



GUIDE PRICE £450,000



Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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 particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambledon do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

Building Plot, Whitechurch Lane, Yenston, Templecombe, BA8 0NJ

A wonderful opportunity to purchase an individual building plot with planning permission to erect a substantial four bedroom detached house set within approximately 1.5 acres of garden and paddock. The plot enjoys a stunning rural setting with exceptional countryside views, yet close to wide range of amenities. If you are seeking the chance to create a luxury home this could well be what you've been searching for.

The plot has planning for an impressive family home with natural stone elevations and a substantial detached garage. The ground floor accommodation will comprise: Reception hall, huge kitchen/dining/family room, utility/boot room, cloakroom and spacious living room with bi-folding doors opening to a terrace overlooking the grounds. Moving upstairs, there will be a large landing, family bath/shower room and four double bedrooms two of which will enjoy en-suite facilities.

LOCATION: Yenston lies in the attractive rolling countryside to the east of the historic Dorset abbey town of Sherborne and to the south of the Somerset town of Wincanton. It is an attractive hamlet made up

predominately of period properties while both Sherborne, Wincanton and the local regional centre of Yeovil lie within comfortable motoring distance providing an excellent range of cultural, recreational and shopping facilities. Sporting, walking and riding opportunities abound within the area while the region is well known for both its private and publically-funded schooling. Communication links are good with the main line station at Templecombe (1 mile) linking directly with Sherborne and west to Exeter and Salisbury and east to London Waterloo, while road links are along the A357 which joins the A30 at Henstridge (1 mile) and the A303 at Wincanton.

DIRECTIONS: From the A30 in Henstridge take the A357 north to Yenston. Upon reaching the traffic lights in the village proceed through the first set of lights and turn first right as you reach the top of the incline turn right into Whitechurch Lane. The plot will be found on the right just before the right hand bend.

Application number 24/00137/REM South Somerset District Council.

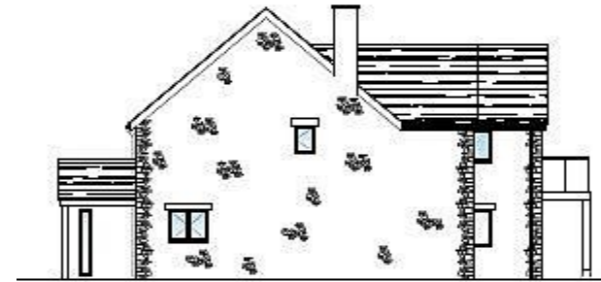


PROPOSED SOUTH EAST ELEVATION
SCALE 1:100

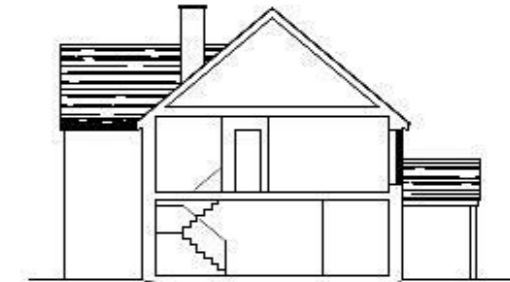


PROPOSED NORTH WEST ELEVATION
SCALE 1:100

PROPOSED NORTH EAST ELEVATION
SCALE 1:100



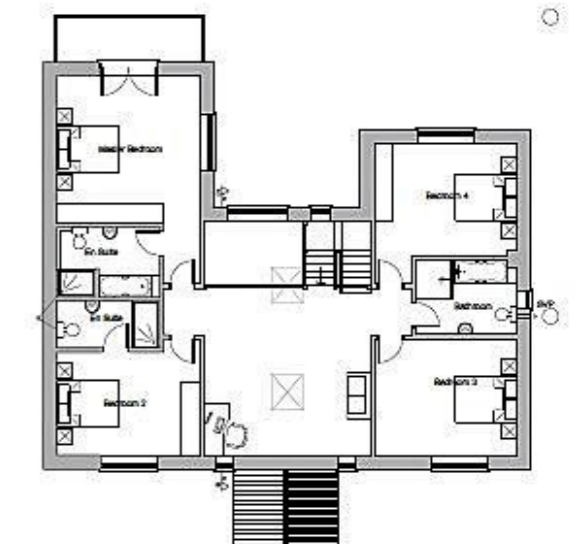
PROPOSED SOUTH WEST ELEVATION
SCALE 1:100



PROPOSED SECTION A-A
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100