

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



HOLCOTE HOUSE, MUDFORD ROAD, YEOVIL, SOMERSET, BA21 4AE



**Holcote House,  
Mudford Road, Yeovil, Somerset, BA21 4AE**

*Yeovil College 100m. Hospital 1/4 mile. Town centre 1/2 mile. Sherborne 6 miles. Somerton 10 Miles. Yeovil Junction train station 2 miles. Castle Cary train station 16 miles. A303 access just a short drive.*

**Description**

Offered with no onward chain, this elegant Grade II listed Regency villa provides beautifully proportioned and stylish accommodation spanning over 3,000 Sq Ft, complemented by ample parking and attractive gardens, including a charming Mediterranean-style courtyard.

The property is conveniently situated within walking distance of the College, Hospital and town centre, as well as being a short drive to London mainline train stations both in Yeovil and Castle Cary, as well as A303 access.

Believed to date from around 1841, the house is constructed of rendered elevations with hamstone dressings beneath a slate roof. Originally built for James Hooper Whitby, a local wool merchant, the property remained within the family until the late 19th century and has since served a variety of uses, including a hotel and training college. More recently, it has undergone a comprehensive programme of refurbishment, resulting in a fine blend of period character and modern convenience.

The accommodation retains a wealth of original features, including stained glass, sash windows, ornate plasterwork and impressive Corinthian columns within the principal reception room. The ground floor provides a spacious reception hall, four reception rooms, a well-appointed kitchen/breakfast room, utility room, cloakroom and shower room.

On the first floor are four generous double bedrooms, a dressing room, cloakroom and a well-appointed family bathroom.

The property further benefits from an extensive cellar with a brick barrelled ceiling, together with gas fired central heating, extensive parking and delightful gardens.

**Situation**

The property is set back from Mudford Road, close to Yeovil College. Additionally, the hospital lies within approximately a quarter of a mile, whilst the town centre is around half a mile distant, offering an excellent range of shopping, recreational and educational facilities, along with a mainline railway service to Exeter and London Waterloo.

The market town of Yeovil is known as the regional centre for south Somerset and offers a comprehensive range of shopping, night life and business amenities.

The area is well served by state and renowned private schools. There are extensive leisure and pastime amenities including outstanding golf at Yeovil, Sherborne and Long Sutton, as well as riding and water sports at Sutton Bingham Reservoir.

The historic Abbey town of Sherborne is within approximately 6 miles, renowned for its independent shops and schooling, whilst the Jurassic Coast lies within about 25 miles.





## Accommodation

An attractive hamstone door surround with lantern leads into a welcoming reception hall with tiled flooring, staircase rising to the first floor and glazed French doors opening to the rear garden.

The cellar is accessed via steps from the hall and provides a substantial space with brick barrelled ceiling, housing the hot water cylinder and two gas fired boilers.

A particular feature is the impressive drawing room, with ornate Corinthian columns, decorative architraves, and a striking marble fireplace, complemented by a large picture window.

The adjoining dining room features a fireplace with inset log burner and opens through to the kitchen/breakfast room, which is extensively fitted with a range of units, Belfast sink, island unit with breakfast bar and a range cooker. Glazed windows and doors provide excellent natural light and access to the courtyard.

A rear hall leads to the utility room and cloakroom, providing further practicality.

Completing the ground floor is a study with marble fireplace, together with a shower room and coats cupboard, as well as a doorway through to a second sitting room. This sitting room enjoys a dual aspect with French doors and a return door to the hallway, and coupled with the study and shower room, provides great versatility for guest living space or home working if required.

On the first floor, a half landing features a striking arched stained-glass window to the rear aspect. The spacious landing leads to four double bedrooms. The principal bedroom includes a dressing room, whilst the remaining bedrooms are well-proportioned and retain period features.

The family bathroom is smartly fitted with a classic suite comprising a freestanding roll-top bath, separate shower, basin and WC.

## Outside

The property is approached via timber gates set between hamstone pillars, opening onto a gravel driveway providing extensive parking and turning space.

The gardens are a particular feature, with lawned areas, mature trees, shrub borders and hedging. To the side, a further lawned garden is planted with a variety of shrubs and roses, along with a private seating area and garden shed.

To the rear, a delightful Mediterranean-style courtyard garden provides a private and sheltered space, with paved seating areas, raised planters, olive trees and lavender. There is also an outside kitchen area, barbecue space, seating and a useful garden store.

## Tenure and Other Points

Grade II listed.

Mains gas, electricity and drainage all connected. Gas fired central heating to radiators.

Somerset Council – Council tax band E. EPC rated D.

Broadband: Standard, Superfast and Ultrafast available (Ofcom).

Mobile coverage: EE, Three, O2 and Vodafone (Ofcom).

Flood risk: Very low (Environment Agency).





### **Directions**

Entering Yeovil from the A37/Ilchester Road, passing Yeovil College on your left, take the first exit at the roundabout onto Mudford Road. Continue straight and the property will be found on the left-hand side after a short on distance.

**What3Words:** ///thin.herb.usage

### **Important Notes**

*Please see all the notes below – particularly the section referring to identity and AML requirements*

### **Identity verification & Anti Money Laundering (AML) Requirements**

As Estate Agents we are require by law to undertake Anti Money Laundering (AML) Regulation checks on any purchaser who has an offer accepted on a property.

We are required to use a specialist third party service to verify the purchaser(s) identity. The cost of these checks is £60 (inc. VAT) per person. This is payable at the point an offer is accepted and our purchaser information forms completed, prior to issuing Memorandum of Sales to both sellers and buyers and their respective conveyancing solicitors. This is a legal requirement and the charge is non-refundable.

### **Property Details**

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Buyers must rely on information passed between the solicitors with regard to items included in the sale. Purchasers must satisfy themselves on all matters by inspection or otherwise.

### **VIEWINGS**

Interested parties are advised to check availability and current situation prior to travelling to see any property. All viewings are by appointment with the Agents.

Roderick Thomas, London House, New Street, Somerton TA11 6NU. 01458 767689.

### **P.S.**

*A few extra comments*

Mortgages – we can help.

Bridging loans – We can help.

Moving house is complicated and stressful when a sale and purchase need to be tied together in terms of finance and timing.

Sometimes we can negotiate an agreement to suit both sellers and buyers.

Sometimes a bridging loan can solve problems and remove stress.

Call us for information on any of these points.



Approximate Floor Area = 263.9 sq m / 2841 sq ft  
Basement = 36.1 sq m / 388 sq ft  
Garden Store = 5.2 sq m / 56 sq ft  
Total = 305.2 sq m / 3285 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106181

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