



Holywell
Dorchester
OIEO £450,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Nestled within an Area of Outstanding Natural Beauty, this charming four-bedroom semi-detached home enjoys an enviable position in the picturesque village of Holywell. Beautifully combining countryside tranquillity with modern comfort, the property offers a range of versatile and well-appointed living spaces, ideal for family life.

The accommodation comprises a spacious kitchen/breakfast room, a bright garden/dining room, a welcoming reception room, a utility room and a separate ground floor W/C. Upstairs, there is a well-proportioned family bathroom servicing the generous bedrooms and en-suite facilities to the principal bedroom. Externally, the property continues to impress. The front provides ample off-road parking for multiple vehicles, while the garage, currently utilised as a workshop, and a car port to the side of the home, add further flexibility and excellent storage solutions. To the rear, a delightful south-facing garden features a summerhouse and an abundance of mature trees and shrubs, creating a private and peaceful outdoor retreat. EPC rating D.

The property is situated within the hamlet of Holywell, close to the village of Evershot (1.2 miles), offering a thriving community with a church, pub, post office/shop, bakery, village hall and primary school. The vibrant towns of Dorchester and Yeovil are only a short distance away. Thistledown enjoys a wonderfully peaceful setting within the sought-after DT2 postcode of West Dorset, surrounded by rolling countryside and unspoilt rural landscape. Positioned along a quiet country lane bordered by mature hedgerows and open farmland, the property benefits from an enviable sense of privacy while remaining accessible to nearby amenities.



Entrance to this beautifully presented home is via a generous driveway, where a picket fence and gate open onto a well-tended frontage with mature trees and shrubs, leading to a storm porch. A part-glazed door opens into an impressive hallway, where high ceilings, stylish wood-effect flooring and contemporary décor create a wonderful first impression while providing access to the principal ground floor rooms, a useful utility room with external access, a ground floor W/C and the well-equipped workshop/garage.

The modern kitchen/breakfast room is thoughtfully designed with a range of wall and base units, attractive quartz work surfaces and integrated appliances, including a fridge, dishwasher, dual oven and five-ring induction hob with extractor above, complemented by a Belfast sink with draining area beneath the front-aspect window and a breakfast bar, ideal for relaxed dining. This inviting space flows seamlessly into a welcoming dual-aspect garden/dining room, flooded with natural light from skylights and rear-aspect patio doors opening onto the garden, with an additional side door providing access to the car port and a further internal door leading to the sitting room. The sitting room continues the home's tasteful styling, with matching wooden flooring flowing from the hallway, a charming gas fireplace creating a cozy focal point and a rear aspect window allowing natural light to pour in.

Upstairs, the spacious landing leads to four well-proportioned double bedrooms finished in neutral tones and carpet, with the principal bedroom benefitting from fitted wardrobes and modern en-suite facilities, while a well-appointed family bathroom serves the remaining rooms and features a jacuzzi bath with electric shower over, a vanity unit with integrated basin and W/C.

Outside, the generous south-facing rear garden provides a delightful retreat, mainly laid to lawn with mature planting and a dedicated fruit and vegetable area, further enhanced by a beautifully presented summer house and an attractive decked terrace adjoining the home, where a pergola creates a perfect setting for outdoor entertaining and relaxation.

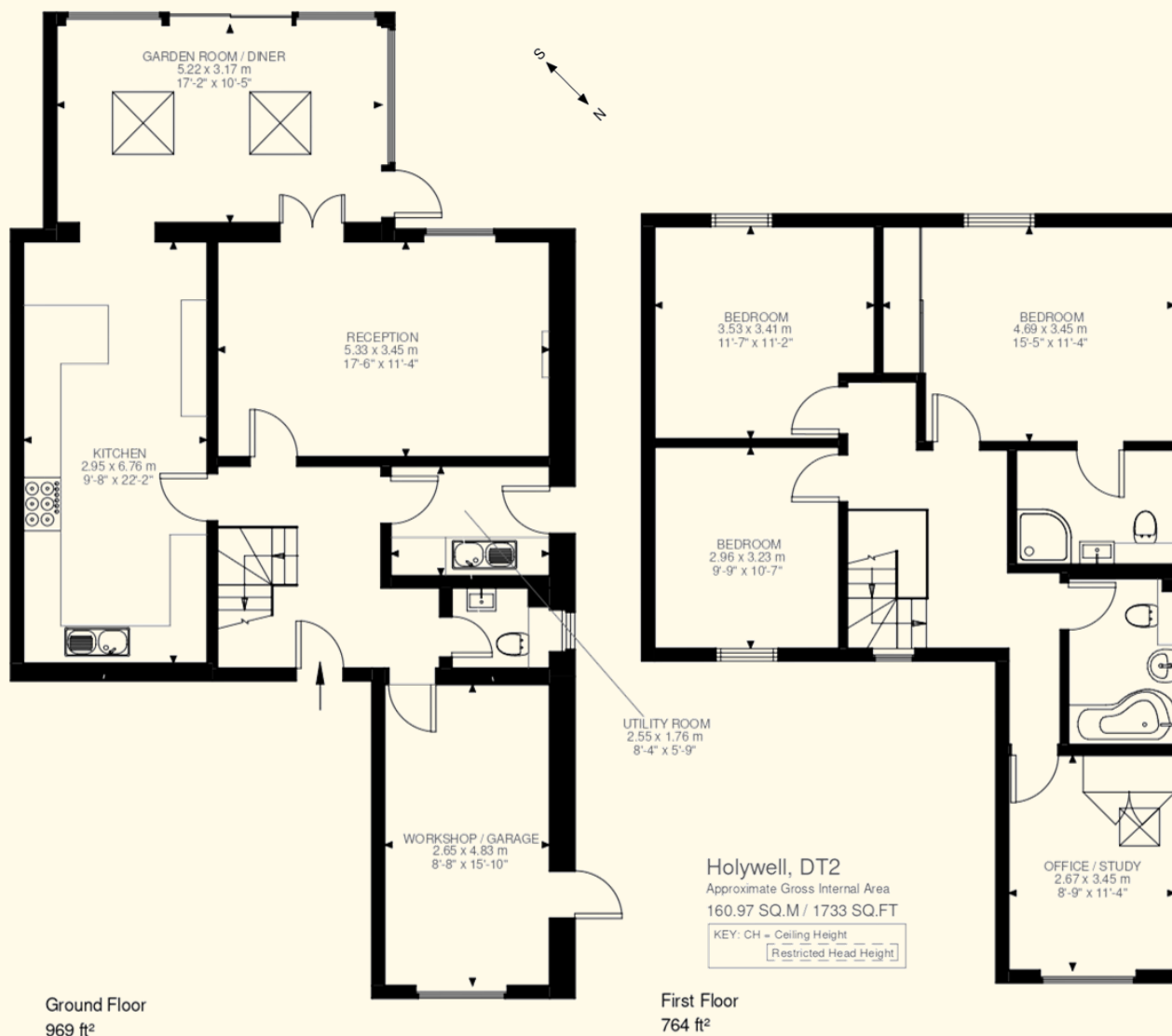


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is E.

Services:

Mains electricity and water are connected
Oil Fired Central Heating
There is a septic tank on this property.
Velux Water Heating Panels
Gas Fuelled Fire with remote control fitted in the reception room

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>