

LOT
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Sandpipers, Closworth Road, Halstock, Yeovil, Somerset BA22 9SZ

*GUIDE PRICE £400,000–£450,000



A unique detached chalet style bungalow for continued refurbishment to create four bedrooms, with formal gardens, agricultural land and woodland, the whole plot measuring c. 2.5 hectares/6.2 acres.

LOCATION

Situated in a rural location on the outskirts of Yeovil, the property is conveniently located for local transport links with the A303 trunk road within easy reach giving access to London, Exeter and the South West. The M5 can be joined at Taunton junction 25, linking to the national motorway network. There is a mainline railway station in Stoford that has a direct line to London Waterloo whilst Castle Cary has an intercity 125 link to London (Paddington). There are airports at Bristol and Exeter, with Bournemouth. Taunton, Bristol and Exeter being readily commutable. The South coast being circa 20 Miles.

DESCRIPTION

Sandpipers is a stunningly located, spacious, detached chalet style bungalow set on a plot measuring c. 2.5 hectares/6.2 acres. The property has unique features including an attractive eyebrow style window in the roof. Works have been carried out to update the ground floor of the building, currently providing comfortable two bedroom living accommodation, which may benefit from some further updating. The first floor still requires a programme of works in order to create two further bedrooms and a second bathroom.

Currently the property consists of lounge, dining room, kitchen and utility, bathroom, two bedrooms and workshop/office to the ground floor. The upstairs of the property is a works in progress and requires completion, but offers the potential for spacious accommodation with a balcony giving fabulous views to Dorchester Hills. Below the property is a large cellar which can be accessed via a hatch in the hallway and also externally. To the front and side are beautifully well stocked mature gardens that have been well tended over the years with a green house, storage sheds and garage. The adjacent land offers hard standing with potential for stabling, garages or barns, subject to any requisite consents, the larger part of the land consists of agricultural land and woodland.

ACCOMMODATION

Ground Floor Entrance hall hatch to cellar, with stairs to first floor, cloakroom/wc, lounge, inner hallway, dining room, utility room, bathroom, two double bedrooms, workshop/office.

First Floor Currently a large open area with double doors to balcony, and two further rooms. The space has potential to create two bedrooms and en-suite facilities subject to any requisite consents.





CELLAR

The property also boasts a large cellar which is can be accessed via a hatch in the hallway and also externally.

GARDENS AND LAND

Gardens to the side are beautifully well stocked mature gardens that have been well tended over the years, with green house and storage sheds. The adjacent land also offers hard standing for potential stabling, garages or barns, subject to any requisite consents, with the larger part of the land consisting of agricultural land and woodland.

NOTES

A Certificate of Lawful Use or Development was issued by West Dorset District Council, under application number WD/D/17/002439 on the 8th January 2018 for: Replacement of first floor dormer window to rear of property

with double opening doors, addition of balcony area immediately adjacent to first floor dormer window to rear of property and the addition of two further casement windows in the south facing side wall of garage attached to property. Addition of the garage, extension of the property and conversion of the roof space to 1st floor accommodation was granted by West Dorset District Council under application number 1/W/75/000243 in 1973. Interested parties must make and rely on their own planning enquiries of West Dorset District Council planning department. Measurements have been made using the Promap Mapping Facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

EPC

Energy Efficiency Rating – F

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment only with Palmer Snell Yeovil 01935 642000. General enquiries Countrywide Property Auctions 01395 275691

