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HICKORY LODGE

Halstock - Yeovil - Dorset









HICKORY LODGE

Halstock - Dorset - BA22 9SF

Halstock village 0.5 miles; A37 3.5 miles; Yeovil 6.6 miles;



A versatile family home, together with adjoining outbuildings that provide scope for redevelopment, subject to the requisite consents. Set within attractive grounds extending to approximately 7.71 acres (3.12 hectares), with a further 34.71 acres (14.05 hectares) of land and a traditional stone barn available by separate negotiation

Freehold Guide Price £1.275m as a whole

5 5 5 7.71 acres

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 22 Princes Street, Yeovil, BA20 1EQ

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INTRODUCTION

Hickory Lodge presents an impressive and highly versatile country residence, ideally suited to multi-generational living and offering excellent scope for income generation. Originally a former golf club, the property has been thoughtfully converted to provide a substantial four-bedroom house, an adjoining one-bedroom apartment, a detached three-bedroom cottage and versatile outbuildings. The adjoining outbuilding , being a former kennels and cattery, benefit from a separate heating system and underfloor heating throughout, present outstanding redevelopment potential, subject to planning. Set within approximately 7.71 acres (3.12ha) of paddocks and grounds, a further 34.71 acres (14.05ha) and a traditional stone barn are available, by separate negotiation.

HICKORY LODGE

The property is entered via an impressive reception hall featuring a wide staircase. The ground floor provides a useful store room, cloakroom, study and boot room, together with a superb open-plan kitchen and dining room fitted with integrated appliances and opening west through French doors. Adjoining is a utility room and sitting room centred around a wood-burning stove, also enjoying French doors. A generously proportioned ground-floor bedroom with en-suite bathroom and French doors completes the accommodation.

The first floor is arranged around a spacious galleried landing and comprises three double bedrooms, each benefiting from ensuite facilities. An internal door connects to a self-contained flat, offering a stylish open-plan kitchen, dining and living space with French doors opening onto a balcony, together with a double bedroom, bathroom and utility room. With its own external staircase, the apartment provides excellent flexibility and could readily be reincorporated into the principal house if desired.

HOLLY COTTAGE

The detached cottage provides charming and versatile accommodation, comprising a galley kitchen, store room and inviting sitting room, complemented by two ground-floor bedrooms. On the first floor are a generous principal bedroom, a further bedroom and a bathroom. Currently let on an Assured Shorthold Tenancy, the cottage presents an attractive income-generating asset.











OUTBUILDINGS

To the east of the principal residence lies a range of converted outbuildings, formerly operated as kennels and a cattery. Benefiting from a separate heating system and underfloor heating throughout, these buildings offer considerable potential for alternative uses, including conversion to self-contained holiday cottages or ancillary accommodation, subject to the necessary planning consents. Beyond the kennels is a further covered area, and close to the entrance is a substantial parking area benefitting from a 60ft x 40ft steel framed commercial building.

To the north of the property is a useful range of outbuildings, including a substantial agricultural building of block and timber construction comprising a 60ft x 30ft agricultural building containing a stable block, together with a workshop.

LAND

The property enjoys an attractive outlook over its surrounding land, which is enclosed by a combination of mature hedgerows and post-and-wire fencing. Predominantly level and interspersed with mature broadleaf trees, the land formed part of the former golf course and is currently utilised for equestrian grazing. Subject to the necessary planning consents, there may be scope for alternative leisure or tourism-based uses, such as glamping pods or shepherd's huts, offering further income-generating potential. The sale includes the front paddocks, extending in total to approximately 6.10 acres (2.47 hectares), with a further 34.71 acres (14.05 hectares) available either as a whole or by negotiation.

SERVICES & OUTGOINGS

We understand that the following services are connected to the property: Mains water and electricity. Private drainage. Oil fired central heating for Hickory Lodge and Holly cottage

Council Tax: Hickory Lodge: D, Holly Cottage: B.

FIXTURES & FITTINGS

All fixtures and fittings are to be excluded from the sale of the site, unless stated otherwise.

RIGHTS OF WAY, EASEMENTS, WAYLEAVES, ETC.

No footpaths transverse the holding. The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property charges register of the registered title together with all public and private rights of way, wayleaves, easements and other rights of way whether these are specifically referred to or not.

AGRI ENVIRONMENTAL SCHEMES

We understand that the land is not currently entered into any Countryside Stewardship Scheme or Sustainable Farming Incentive Scheme.

TENURE AND POSSESSION

Freehold tenure.

SPORTING & MINERAL RIGHTS

Sporting and mineral rights are included within the sale.

RURAL PAYMENTS AGENCY

The land is not registered with the rural payments agency.

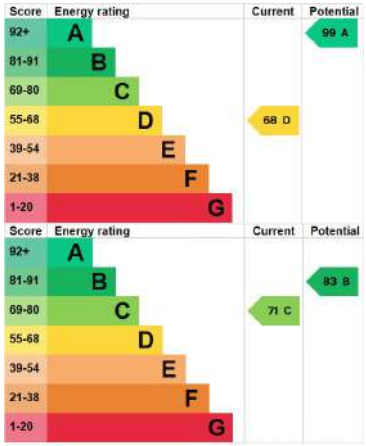
SITUATION

Hickory Lodge is situated on the outskirts of the sought after village of Halstock, which lies close to the Dorset/Somerset border, with an excellent network of footpaths and bridleways nearby. The village offers a shop, church and village hall, with Yeovil being within 7 miles, where an excellent selection of shopping, recreational and scholastic facilities can be found, along with a mainline rail link to Exeter and London Waterloo. The A303 is also located close by providing access to London and the south west.

DIRECTIONS

What3words: ///fizzled.bluntly.overhear

From Yeovil head south along the A37 towards Dorchester. Turn right towards Halstock. Continue past Sutton Bingham reservoir and continue on into the village of Halstock. In the centre of the village turn right by the grass triangle and after a short distance, turn left into Common Lane. After a few 100 yds the entrance to Hickory Lodge will be seen on the right hand side.



Hickory And Holly Cottage, Halstock, Yeovil, BA22 9SF

Approximate Area = 6280 sq ft / 583.4 sq m
Limited Use Area(s) = 207 sq ft / 19.2 sq m
Cottage = 1118 sq ft / 103.8 sq m
Outbuilding = 837 sq ft / 77.7 sq m
Total = 8442 sq ft / 784.1 sq m
For identification only - Not to scale

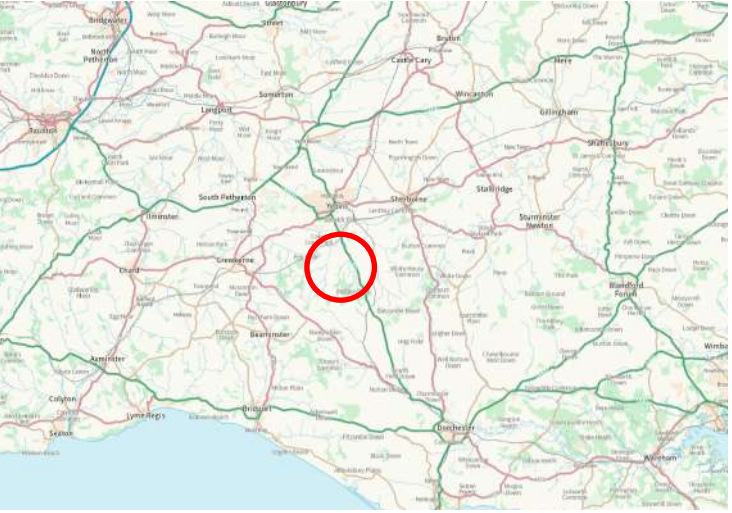


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1512441

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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.







Plan for Identification Purposes Only.

ADDITIONAL INFORMATION

Flooding: Very low risk (environment agency)

Business Rates: Hickory Lodge benefits from small business rates relief.

MEASUREMENTS & OTHER INFORMATION

All measurements are approximate. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register. Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there are any point which is of particular importance to you please contact the office, especially if you are contemplating travelling some distance to view the property. We have not tested any of the equipment, appliances, central heating or services.



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