



Bethel House

The Cross, Halstock, Dorset BA22 9SE

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A unique and attractive terraced cottage with characterful, well-proportioned rooms.

- Convenient Village Location
- Period Features
- Accommodation Over 3 Floors
- Sitting/Dining Room
- Kitchen With Utility Area
- Two Double Bedrooms
- Family Bathroom
- Multipurpose Loft Room
- Private Garden

GUIDE PRICE £265,000

THE AGENT SAYS...

Built in the 1800's, Bethel House retains period architectural features that include stained glass windows and wooden ceiling beams. The property boasts spacious, light filled rooms over 3 floors, and an enclosed garden with great potential to be a beautiful space.

THE PROPERTY

Ground Floor

A small, enclosed porch protects the entrance from the elements. Inside, a wooden door opens into the spacious but cosy sitting/dining room. The focal point of the room is a carved hamstone fireplace with inset multi fuel stove. The position of the doors naturally divides the space into two zones, with the dining area comfortably accommodating an 8-seat table. Light streams into this lovely room through west-facing arched windows.



The kitchen and adjoining utility area are light and bright, and benefit from underfloor heating throughout. The kitchen comprises wooden fitted wall and base units, integrated eye-level double oven, electric hob with extractor, space and plumbing for a fridge/freezer and white goods. To the rear of the kitchen is a utility area with further fitted units. A glazed roof provides an abundance of natural light and French doors open to the rear garden. Stairs rise from the kitchen to the first floor, with a useful storage cupboard underneath. The space in front of the cupboard may offer potential to add a breakfast bar or small bistro table if desired.

First Floor

The galleried landing overlooks a large arched window, with stained glass panes, and would make an ideal study area or reading nook. The two bedrooms are good-sized doubles with large windows that provide plenty of natural light. The master bedroom also has a shower enclosure. The bathroom comprises an enamel bath with mixer taps set within a wooden surround, hand basin set with a matching wooden vanity unit, WC, heated towel rail and storage cupboards.

Second Floor

The loft room is accessed from the second bedroom via a wooden staircase. While not officially classed as a bedroom, this is a great versatile space. Velux windows provide plenty of natural light and offer far-reaching views across the village and surrounding countryside. The exposed roof timbers and feature hamstone quatrefoil window provide a wealth of character.



OUTSIDE

The property is approached via a pathway through the lawned front garden which features raised planting beds under the two ground floor windows.

The rear garden offers a private yet open space. It is mostly laid to lawn with a circular patio edged with box hedging, separate seating area, raised planting beds and a mixture of mature trees/shrubs. At the end of the garden is an area of hardstanding with a useful garden shed and brick-built store.

Please note that two neighbouring properties benefit from a pedestrian right of access across the pathway up the side of the garden of Bethel House. A back gate, at the end of the garden opens to a further pathway leading out to the front, over which the three properties enjoy a right of access, although we understand that these are very rarely used.

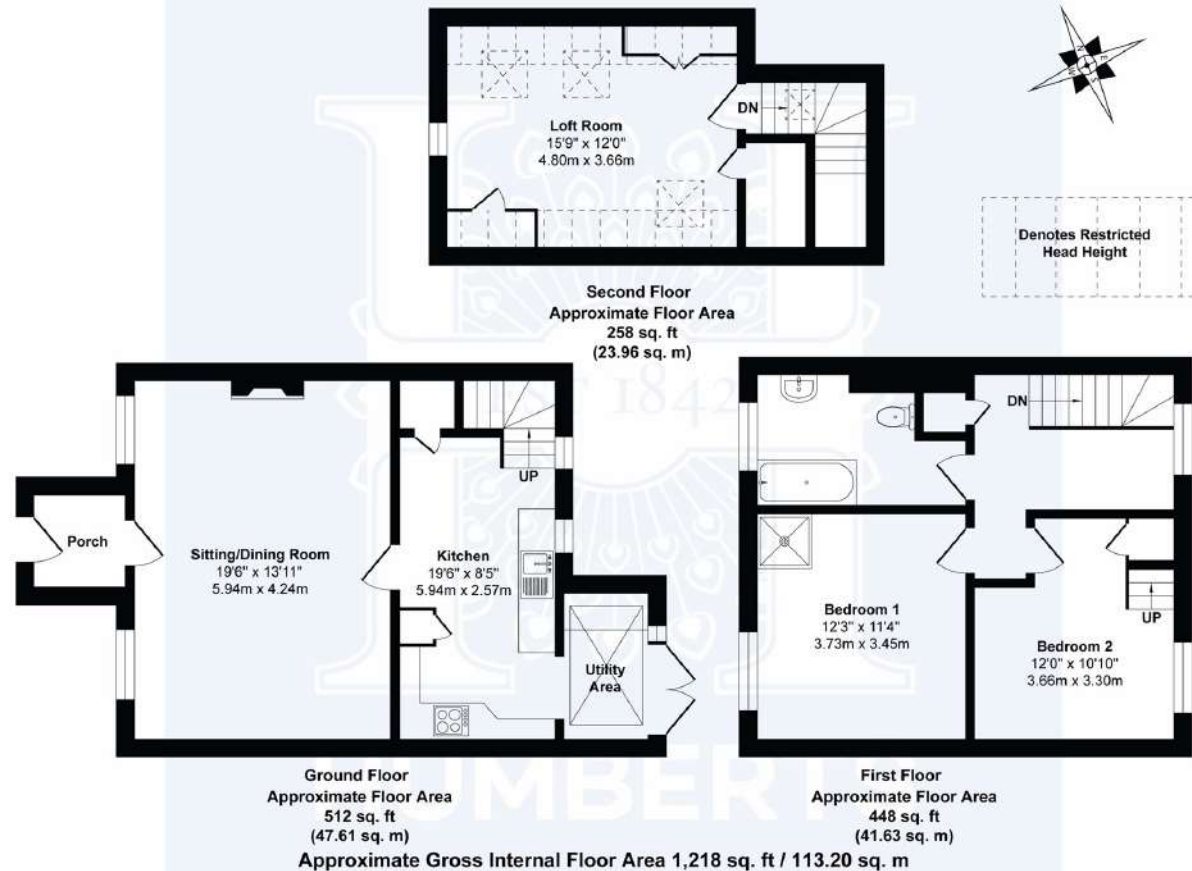
SURROUNDING AREA

The property is situated in the heart of Halstock, a pretty village in a rural location that remains within comfortable driving distance of the nearby towns of Yeovil, Sherborne, Crewkerne and Dorchester. These towns all provide a good range of everyday shopping, banking, and primary and secondary schooling. The property has good transport links with the A37 (2 miles due east) which joins with the A303. Mainline railway links are available at Sherborne and Yeovil Junction (London Waterloo) and there are international airports at Bristol and Exeter. Halstock itself benefits from an award winning community shop, with post office counter, village hall and church, with a variety of clubs and events taking place in the local area.





Halstock, Yeovil, Somerset, BA22



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DIRECTIONS

From Yeovil take the A37 Dorchester Road, take the turning right signposted Halstock 3 miles and follow the road past Sutton Bingham Reservoir into the village of Halstock. Upon reaching the grass triangle in the centre of the village take the right hand fork where the property will be found on the left-hand side.

SERVICES

Mains electricity, water and drainage. Heating is supplied via electric wall heaters together with an electric back boiler, connected to the multi fuel burner, which feeds further radiators throughout the property.

LOCAL AUTHORITY

Dorset Council - Band B

ENERGY PERFORMANCE CERTIFICATE

Current Rating - G

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01935 477277

yeovil@humberts.com

Motivo House Bluebell Road Yeovil BA20 2FG

