

# Abbots Hill Farm

Halstock, Dorset



savills



# Abbotts Hill Farm

Halstock, Dorset BA22 9SY

*A superb Grade II Listed farmhouse with excellent accommodation in an elevated position providing far reaching views over the surrounding West Dorset countryside*

- Hall
- Drawing room
- Family room/dining room
- Kitchen/breakfast room
- Living room
- Sitting room
- Rear lobby
- Office/study
- Shower room
- Bedroom 4/music room
- Games room/studio
- Preparation room
- Boot room
- Master bedroom with wet shower room
- 2 further bedrooms
- Family bathroom
- Oil fired central heating
- Part double glazing
- Drive leading to yard with range of outbuildings including Dutch barn, utilitarian shed, concrete hard standing, former milking parlour and workshop
- Gardens with lawns, gravelled paths, timber decking and borders
- Paddocks to rear and side laid to pasture
- Total area about 9.12 acres



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## Situation

Abbotts Hill Farm is located in a peaceful and elevated rural position approximately 1.5 miles from the village of Halstock which has amenities including post office/local store, parish church, village hall, public house and golf course. Other villages of note in the area include Corscombe, Evershot and Melbury Osmond which have a variety of facilities including a primary school in Evershot. Local towns include the Abbey Town of Sherborne, local centre of Yeovil and County Town of Dorchester which have an excellent variety of shopping, educational, recreational and cultural facilities. Sporting facilities in the area include golf at Halstock, Sherborne and Yeovil, horse racing at Wincanton or Exeter and water sports can be enjoyed to the South along the Dorset coastline at Weymouth Bay and Poole Harbour. Independent schools including Sherborne School for Boys, Sherborne School for Girls, Sherborne Preparatory School, Leweston as well as the Gryphon School which is an Academy in Sherborne. Communications include mainline railway stations in Yeovil, Crewkerne and Sherborne with a service to London Waterloo and there is nearby access to the A37 which in turn leads to Yeovil and the A303 beyond.

## Description

Abbotts Hill Farm is believed to date from the mid 18th Century, is Grade II Listed, and has stone elevations under a thatch and slate roof. The property has undergone a considerable and sympathetic refurbishment and extension over the last 5-6 years to create a superb country home with the benefit of contemporary living. The accommodation is spacious and flexible and includes drawing room with exposed beams and full height ceiling, timber framed dining/family room with sliding doors opening onto the gardens, kitchen/breakfast room with Aga and doors to terrace, 2 further reception rooms as well as an office, music room/bedroom 4, games/studio with slate flooring and a preparation room which could possibly be used as an annexe. Features include Travertine flooring to the family room, kitchen, hall and cloakroom, oil fired central heating including under floor heating to many ground floor rooms as well as master bedroom and wet shower room, part double glazing, living room and sitting room with fireplaces and wood burners, master bedroom with vaulted ceiling and en suite wet shower room and superb rural views from many rooms. Outside there is a drive flanked by paddocks leading to the farmyard and house with an adjacent selection of outbuildings and the gardens include areas of lawn, decking and gravelled pathways. The property is bordered by open farmland on three sides.



## Accommodation

Please see floor plans.

## Outside

Abbotts Hill Farm is set within its own garden and grounds. Gateway and gravelled driveway leading round to the yard, buildings and the farmhouse. The gardens have been landscaped and include lawns, borders, decked terrace and gravelled pathways. Adjacent to the yard is a group of outbuildings including a Dutch barn, former milking parlour,

workshop and utilitarian shed. Ample parking/turning area to front of the house. Pond. The paddocks run around the property and are divided into 4 principal paddocks being laid to pasture, well fenced with mature hedgerows and a variety of mature trees.

## Directions

Proceed out of Yeovil on the A37 in a southerly direction. Follow this road until you find the right hand turning



signposted to Closworth. Proceed through the village of Closworth continuing on this lane for about 1.5 miles and you will find the entrance to Abbots Hill Farm on your right hand side.

### Services

Mains water and electricity. Private drainage to a mini treatment works. Please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

### Local Authority

West Dorset District Council, South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ. Tel 01305 251010.

### Post Code

BA22 9SY.

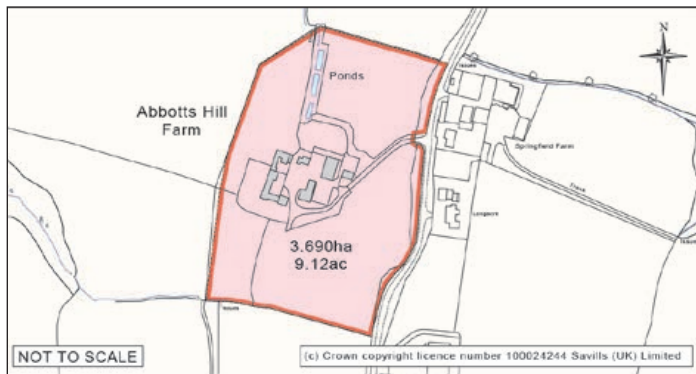
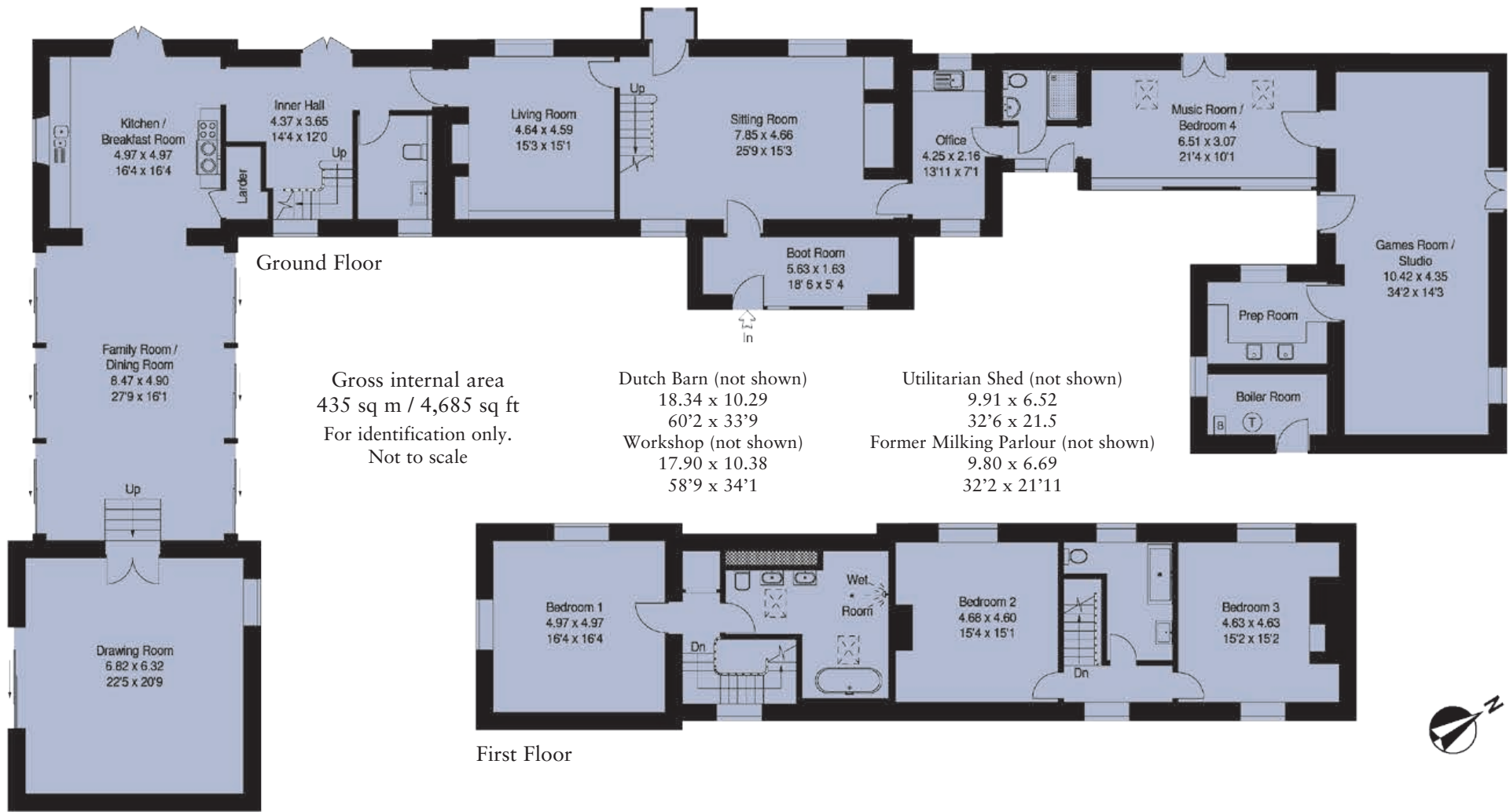
### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.





### Important Notice

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