

# CATHANGER MANOR



FIVEHEAD • NR TAUNTON • SOMERSET







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*An historic country house set within lovely grounds  
in a convenient country setting*

Entrance Porch • Reception Hall • Drawing Room • Study • Sitting Room  
Kitchen / Breakfast Room • Ante Room • Family Room • Boot Room / Cloakroom  
Secondary Kitchen • Laundry / Utility • 'Justice Hall'

Principal En Suite Bedroom • Six Further Bedrooms (Two En Suite)  
Two Further Bathrooms

Carriage Drive • Ample Parking • Double Garage  
Heated Swimming Pool & Tennis Court (needing attention)  
Walled Gardens • Paddock

In all about 2.482 hectares (6.134 acres)

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## Situation

Cathanger Manor occupies a private setting at the end of a long carriage drive and enjoys an open aspect with views across parkland and the village of Fivehead. Conveniently situated for local amenities, the village of Fivehead itself has a village hall, inn, boutique country house hotel and churches. A little further along the A378, the village of Curry Rivel has more day to day amenities, including a primary school, church and village shop. The nearby historic port of Langport has a number of boutique shops, a supermarket and other good day to day amenities. The property is also within easy reach of Taunton, the County Town of Somerset, with its good shopping centre, out of town supermarkets, a cinema and home improvement stores. Taunton is also the home of the Somerset County Cricket ground and has a number of well-respected golf clubs and a racecourse. This area of the West Country is renowned for its good schools, Taunton having Taunton School and

King's and Queen's Colleges, Kings Hall Preparatory School and Richard Huish Sixth Form College. Cathanger Manor is also within easy reach of Sherborne, Hazlegrove and Millfield schools and a little further away, Blundell's School at Tiverton.

## Communications and Transport

Cathanger Manor is situated within easy reach of many useful road networks in the area, including the A358 which in turn leads to the A303, providing fast and easy access to London and Exeter. The M5 motorway is also within 7 miles, giving fast access to Exeter and to the north Bristol and The Midlands. Taunton has a main line station with the Great Western service providing trains to London, scheduled to arrive at London Paddington within an hour and forty five minutes on the fast service. Exeter and Bristol airports are both within an hour's drive, with regular domestic, national and

international flights. For those wishing to travel to the continent by ferry, there are ferry ports at Plymouth, Weymouth and Southampton.

- Taunton 7 miles
  - M5 Motorway 6 miles
  - A303 7 miles
  - Langport 5 miles
  - Ilminster 8 miles
  - Exeter 41 miles
  - Bristol 47.5 miles
- (All mileages/time approximate)

## Historical Note

Cathanger Manor is mentioned in the Domesday Book as belonging to the Abbot of Muchelney. The medieval house was rebuilt in 1559 as recorded on the date stone found on the exterior of the west

wing 'John Walshe Anno Dnie 1559 Serjeant at Lawe'. In 1563 John Walshe was made a Justice of the Queen's Bench and his study, which probably also served as a courtroom, became known as the Justice Hall, which still exists today. His daughter married into the Seymour family, becoming Lady Jane Seymour – a niece of her more famous predecessor, the third wife of Henry VIII. The property has much more historic attachment and in the 18th Century, Cathanger Manor was tenanted by John Stone who was converted to the new Methodism and John Wesley preached his first sermon there in 1740. He preached again here in both 1778 and 1785 'in an ancient and venerable building called Cathanger Manor.... Where I spoke exceeding plain and think many of them, even Somersetshire farmers, felt as well as heard'. The Wyndham family remained in possession – albeit somewhat tenuously at times – until 1928.









## The Property

Cathanger Manor is a substantial and important manor house and retains many of the notable features expected in a house of its age. It is Listed Grade II\*, as being of historic interest and yet provides a comfortable and manageable family home. The accommodation now provides a series of elegant, well-proportioned reception rooms found off a central hall

with a fine turning staircase. Many of the principal rooms enjoy far reaching views and outlooks across the enchanting walled garden to the south. In addition to the principal accommodation, an ante room is found off the kitchen, which leads into a newly refurbished reception room with magnificent stone fireplace and painted stone walls. In addition, the 'Justice Hall' is

found on the first floor in the south wing and provides a wonderful studio or games room. The gardens are both generous and well planted, the walled garden having a lavender walk down to the original thatched gatehouse. There is a Roman style swimming pool and an all-weather tennis court (now needing certain works of refurbishment).

## Accommodation

### Ground floor

The **Entrance Porch** has fine double doors and a partly glazed panelled surround and flagstones leading into a fine panelled front door into the **Reception Hall**, with an elegant turning staircase with under stairs cupboard. A tall, small pane window affords much light. There is a honey coloured woodblock floor, a picture rail and a door through to the garden. The **Drawing Room** is beautifully light with double aspect and a period style fireplace with high mantelpiece. There is a bay window to the south with French doors into the gardens. The **Study** has a fireplace with a Jotul wood burning stove and cupboards to either side with book cases, cornice and lovely outlooks over the garden. There is an **Inner Hall** with a bible cupboard, a window overlooking the garden and a door through into the **Sitting Room** with a magnificent period fireplace with cut stone surround and high mantelpiece with a Jetmaster grate. There is a large window to the front with shutters enjoying the glorious views. A cloaks lobby has a door into the **Cloakroom** with WC and original cupboards with drawer chest and glazed cupboard over, probably originally a butler's pantry, rear entrance and doors to the garage. There is a **Kitchen / Family Room**, the kitchen area being fitted with an extensive range of Winchmore limed oak wall and floor mounted cupboards with central island and four oven oil Aga. There is also a dresser style cupboard providing additional storage. The breakfast area has a French door out into the garden, a fireplace, door through to the **Utility Room** and a door through to the **Ante Room** with flagstone floor, exposed timbers and Hamstone mullion windows with leaded lights and a doorway through to the **Family Room** (once used as a dining room) with a magnificent Hamstone fireplace with carved surround and wood burning stove, exposed beams and painted stone walls. An **Inner Lobby** has a door into a **Walk-in Larder**, a **Cloakroom** with WC and wash basin, and a **Utility Room** with a Belfast sink, plumbing for washing machine and vent for tumble dryer. The **Rear Hall** has a secondary staircase to the first floor, a **Secondary Kitchen** with extensive range of cupboards and door out into the garden.





## First Floor

A spacious landing has a further staircase to the second floor and gives access to the **Principal Bedroom**, being beautifully light with double aspect enjoying glorious views, and handsome broken fronted cupboards providing excellent hanging space. A door leads through to the **En Suite Bathroom**, beautifully fitted with two oval wash basins set into a marble surround with drawers below and dressing mirrors over, walk-in shower, panelled bath, bidet and WC. There is a **Guest Suite with Bedroom** with stunning far reaching views, built-in cupboards, fireplace and **En Suite Shower Room** with shower, WC and wash basin. An **Inner Landing** with built-in cupboards leads to a further **Bedroom** with views to the north and an **En Suite Shower Room** with shower, WC and wash basin. The landing also gives access to a particularly spacious **Bedroom**

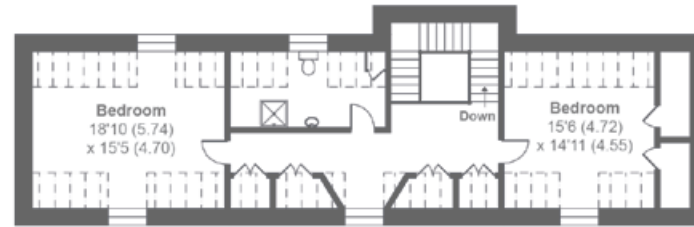
with fireplace with old fashioned stove, enjoying lovely views into the gardens, which leads out into a landing. **Bathroom** with bath with shower over, wash basin and WC and opposite a **Bedroom**. The landing gives access to the '**Justice Hall**', which has a wooden floor, massive Hamstone fireplace with wood burning stove, exposed cruck beam structure, **Minstrels' Gallery** with carved balustrade and a further door which leads down a stone staircase to the rear garden. On returning to the principal landing, a wide staircase leads up to the:-

**SECOND FLOOR** where there are two sets of built-in cupboards, a window with far reaching views and **Two** similar size **Bedrooms** both with beams and served by a **Shower Room** with wash basin, walk-in shower and WC.



Justice Hall

Approx. gross internal floor area  
 8844 sq ft / 822 sq m  
 (includes restricted head height & garage)



Second Floor

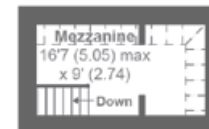
Denotes restricted head height



Ground Floor



First Floor



Mezzanine Above Garage

These floor plans are for illustrative purposes only. Not to scale.





## Gardens & Grounds

The carriage drive leads down to the property where wrought iron gates set between high pillars lead to the front of the house and open out to ample **Gravelled Parking**. A lawned area stretches out to the east, bordered by post and rails and enjoying lovely outlooks onto the surrounding **Parkland**. Just before the gated entrance, the drive leads to the **Double Garage**, where there is further **Parking** and access into the utility area of the house. There is a boiler house housing twin Firebird Enviromax boilers. A small **Arboretum** lies to the south east, has a number of mature trees and mown paths in the summer months leading to the **All-Weather Tennis Court**, which is now in need of refurbishment. A further gate from the arboretum extends out to an old fashioned **Orchard** and a gate onto an adjoining farm drove. The **Walled Garden** lies to the west, has a heated **Swimming**

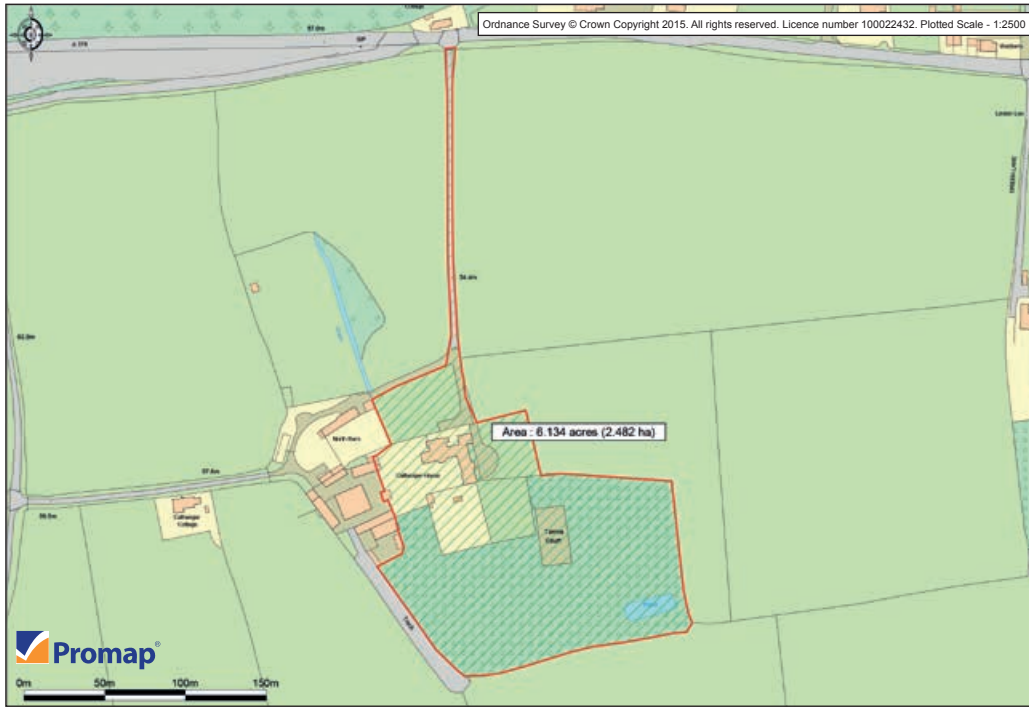
**Pool** measuring 30m x 15m and 5ft deep throughout, which is set within a deep terrace. The pool is adjoined by a pergola, mature clematis and roses and is surrounded by lawned gardens where there is a 200 year old mulberry and a magnificent bay tree, apple trees, plum tree and fig. The gate leads from the walled garden out into the **Paddock** and also into further gardens immediately to the west of the house, which are lawned with a 400 year old mulberry, a fig tree and a lavender walk with pink shrub roses along the way, leading down to the **Original Thatched Gatehouse**. A small **Original Stable** has two stalls with a loft over. The house is adorned with mature wisteria and a grape vine. A high yew hedge offsets a further lawned area and a partly walled **Play Area**. **In all the gardens and grounds amount to about 2.482 hectares (6.134 acres).**











## Services

Mains electricity and water.  
Private drainage.  
Oil-fired central heating.

## Local authority

South Somerset District Council  
The Council Offices  
Brympton Way  
Yeovil  
Somerset  
BA20 2HT

[www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)  
Telephone: 01935 462462

## Tax Band: H

## Contents, Fixtures and Fittings

Unless specifically mentioned as included in these particulars, all contents, fixtures and fittings, garden ornaments and statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

## Directions: (TA3 6PS)

from Taunton and the M5 motorway Junction 25, take the A358 towards Ilminster. Proceed through Henlade and continue to Thornfalcon traffic lights and turn left onto A378 towards Langport. Carry on through the village of Wrantage and at the top of the hill, passing under a wooded area, the drive to Cathanger Manor will be seen on the right hand side. If approaching Thornfalcon traffic lights from the A303, turn right towards Langport and follow the directions as before.

## Viewing

By prior appointment with the sole agents  
Jackson-Stops & Staff, Taunton office:  
8 Hammet Street, Taunton, Somerset, TA1 1RZ  
Tel: 01823 325 144

## Fast Find

59727

Details prepared March 2015  
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