

THE MANOR HOUSE

CURRY MALLET • NR TAUNTON • SOMERSET







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An historic and distinctive Grade II Listed village Manor House situated within mainly walled gardens with the benefit of an outbuilding providing garaging and a first floor flat. The village is situated close to the county town of Taunton and has easy access to the M5.*

Taunton 7 miles (Paddington 1¼ hours) • Langport 7 miles
Ilminster 8 miles • M5 (J25) 6 miles
(Distances and time approximate)

Entrance hall • Panelled reception room • Dining room • Sitting room • Great Hall with kitchen area and mezzanine gallery
Kitchen • Breakfast room • Conservatory • Utility room • Cloakroom
Domestic areas

Master bedroom with ensuite shower room
First floor sitting room • 5 Further bedrooms • 3 Further bathrooms

Principal outbuilding/annexe providing triple garage • Workshop
3 store rooms

First Floor flat: Living room • kitchen/dining room • Bedroom
Bathroom and separate WC

Mainly walled garden



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Your attention is drawn to the Important Notice on the last page of the brochure.

Situation

The village of Curry Mallet provides excellent local facilities including post office/stores, public house, church and primary school



The county town of Taunton, about 7 miles, provides a comprehensive range of shopping, business and recreational facilities including Somerset County cricket ground. Other towns within easy driving distance include Ilminster and Langport, both offering good local facilities



Mainline railway station in Taunton with a regular service to London (Paddington) taking from 1¼ hours on the fastest trains



The M5 (J25) is accessed at Taunton providing a direct north/south link onto the motorway network



There is an excellent choice of schools within the area including Kings and Queens Colleges Taunton, Taunton School, Millfield at Street, Wells Cathedral School, Kings School Bruton and Sherborne Schools together with many others



Golf at Taunton, Wells, Yeovil and Sherborne



National Hunt racing at Taunton and Wincanton; flat racing at Bath and Salisbury

Historical Note

- The Manor is thought to have replaced a castle which was built by William Mallet shortly after the Norman Conquest
- Tradition has it that William the Conqueror and Henry II stayed at the castle and an entry in the Pipe Rolls attests to King John dealing with state papers while in Curry Mallet
- The oldest part of the present building is the Great Hall which dates from the 15th century
- The principal part of the house is Elizabethan and may incorporate remnants of the castle keep including a stone spiral staircase
- For many centuries the house was owned by the Pyne family whose name is engraved on the hamstone markers along the boundary. The Pynes supported the Parliamentarians during the Civil War and it is said that the Roundheads stabled their horses in the hall on the night before the Battle of Langport
- In the 19th century the east wing was added. In the 20th century The Manor was extended by the noted architect Clough Williams-Ellis who constructed a link to join the main house to the Hall
- More information can be found at: <http://www.britishlistedbuildings.co.uk/en-430846-the-manor-house-curry-mallet-somerset>





The Property

- The Manor House is Grade II* listed
- Detached dwelling constructed of blue lias and hamstone elevations under a clay tiled roof with ornate barley sugar twist stone chimneys
- Principally stone mullion and lead light windows
- Some superb historical features including many studded doors, Coat of Arms of 1573 in the panelled library, extensive exposed timberwork, stone spiral staircase, several carved stone fireplaces and the beautiful Great Hall with its Minstrels Gallery
- Green oak and glazed contemporary garden room lying on the east elevation added in 2000 by the current owners; hamstone flooring with underfloor heating
- Kitchen with bespoke units with wall cupboards incorporating Belfast sink with mixer tap and granite worktop, integrated Neff dishwasher, further bespoke cupboards and drawers, tiled alcove inset with 4 oven oil-fired AGA (cream) with oak mantel
- Breakfast room housing the Grant oil-fired boiler and new hot water cylinder
- Utility room/secondary kitchen with range of wall and base units, Belfast sink with mixer tap and timber drainer, plumbed for washing machine
- Sitting room located in the oldest part of the house with hamstone fireplace inset with woodburning stove on stone hearth, elm floorboards, exposed beam and timbers
- Dining room with large inglenook stone fireplace inset with woodburning stove set on raised hearth and Bressamer beam and mantel over, flagstone floor, exposed beams
- Panelled reception room with fine oak panelling with open fireplace and stone surround, second open fireplace with stone surround and raised stone hearth, window seat
- Entrance hall with a Minster stone fire surround, oak floor and exposed cross timbers





- Great Hall - a superb room with fine exposed cruck timbers forming the vaulted roof, open fireplace with brick surround and tiled hearth inset with woodburning stove, open to
- Kitchen area (located below the mezzanine gallery) with range of base units incorporating twin bowl circular sink with mixer tap, staircase rising to Minstrels Gallery
- First floor sitting room with carved stone open fireplace with ornate carved oak slips and superb carved plaster over mantel
- Master bedroom with ensuite shower room
- 5 Further bedrooms and 3 further bathrooms





Approximate Gross Internal Areas

Main House - 607.6 sq.m (6,538 sq.ft)

Flat - 62.0 sq.m (667 sq.ft) (Including

Garage and Stores - 106.5 sq.m (1,146 sq.ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation



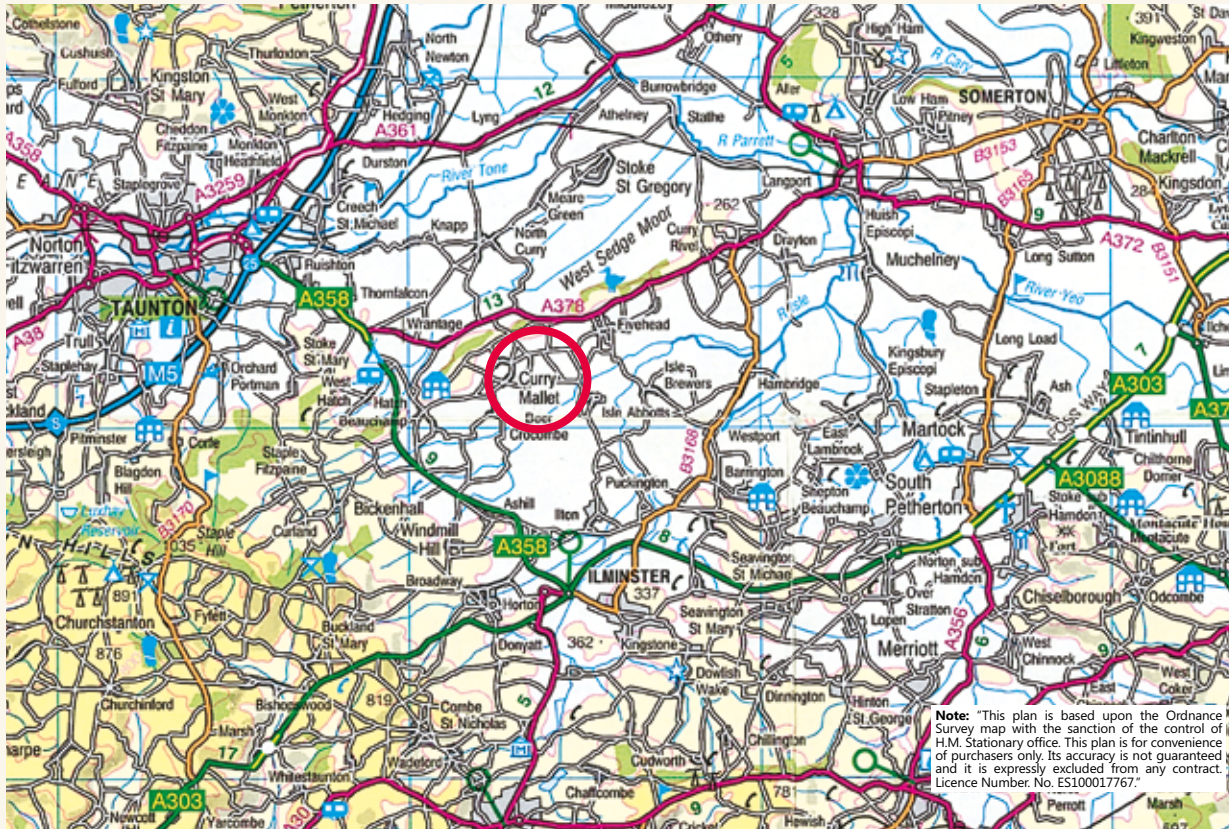


Outside

- The principal outbuilding/annexe is located south east of the house and lies adjacent to the parking area
- Detached stone and clay tiled with dormer windows, it incorporates a triple garage, workshop and 3 store rooms
- Staircase leads to the first floor flat
- This comprises: hall, sitting room, kitchen/dining room, double bedroom, bathroom and separate WC
- This flat is well suited for use by a house keeper/ gardener or would provide a letting income

Gardens

- The gardens lie principally north and east of The Manor House
- The gardens are enclosed by a high stone wall and well clipped yew hedging making them private
- From the village lane a wrought iron gate with 18th century stone gate piers with balled finials leads onto a paved path flanked by lavender leading up to the old studded entrance door
- The front garden (N) comprises areas of level lawn divided by stone paths and stocked borders
- There are a number of mixed trees including a fine specimen yew and a mulberry which probably dates back circa 200 years
- The eastern area of garden comprises a small paved area of terrace by the garden room and areas of lawn and shrubs
- There is an excellent area of stone paved parking for 3 - 4 cars located adjacent to the garage
- A pedestrian gate in the wall by the parking area with steps up onto a paved path to the main entrance door
- A further paved path leads to double gates from the parking area up to the garden room



Directions (TA3 6SU)

From the M5 (J25) take the A358 in the direction of Ilminster and Yeovil. After about 3 miles, shortly after the traffic lights, turn left for Hatch Beauchamp. Entering Hatch Beauchamp, turn left by the Hatch Inn and then immediately left again at the sign post for Curry Mallet. Pass Hatch Court and follow the signs to Curry Mallet. Passing The Old Chapel on your right drive a further ½ mile when you will see The Manor House with tall spiral twist chimneys on your right. Enter through the cream painted gate in the garden wall.

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Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. ES100017767."

Services

Mains water, electricity and drainage. Oil-fired central heating and AGA.

Council Tax Bands

Manor House: G
Flat: A

Fixtures and fittings

All fitted carpets are included in the sale; curtains are not included. Garden ornaments are available by separate negotiation.

Local authority

South Somerset District Council. Tel: 01935 462462.

Viewings

Viewings are strictly by prior appointment with the joint sole agents - Knight Frank LLP & Jackson-Stops & Staff.

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