

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



WICK MANOR, WICK, LANGPORT, SOMERSET. TA10 ONW



Summary

Comfortable, very liveable accommodation including a hall, 4 reception rooms, kitchen, garden room, 5 bedrooms and 3 bath/shower rooms. Beautiful well established gardens, courtyard, substantial detached barn, orchard and two paddocks – about 4 acres.

About the area

Wick is a small hamlet consisting mainly of period properties situated between the small market towns of Langport and Curry Rivel which cover most day to day needs including, post offices, pubs, bank, supermarket and a number of small boutique shops. The other larger towns of the area are within easy reach including Taunton, Street, Wells and Bristol. Mainline stations are at Taunton and Castle Cary with fast links to London

Langport 1.5 miles, Taunton & M5 (J25) 13 miles, Street (Millfield) 12 miles, Glastonbury 16miles.

A stunning 17th century listed manor house, of considerable charm, standing in grounds of 4 acres, on the edge of a quiet rural hamlet.





Description

Wick Manor is on the fringe off Wick in a slightly elevated position with wonderful views towards the Quantock hills and the Somerset levels. The Grade II listed house is approached from the lane on the eastern side through a flagstone courtyard whilst the very attractive, wisteria covered west elevation looks out across its mature gardens to the beautiful countryside beyond. The house dates from the 17th century and has plenty of good living space whilst being very manageable.

Many period details have been retained including a ledge and brace oak door, a turned staircase, flagstone floors, oak and elm timberwork, paneled doors, window seats and a cross passage hall. There are several reception rooms, which are mainly dual aspect and interconnect. The drawing room has a pretty Portland stone minster fireplace and leads into the study, which has a brick fireplace (inner briquette surround) and French doors to the garden. Off this room is the sitting room again with an inglenook. On the other side of the entrance hall is the dining room with a fine inglenook fireplace (side bread ovens), wood burning stove and French doors to the garden. The kitchen is approached from the dining room has fitted units and a two oven oil fired AGA supplemented by an electric hob, extractor and oven. Off the kitchen is a small hall with a cloakroom and a utility room. Approached from the small hall and also the dining room is a garden room with a stable door to the garden. There are 2 staircases one from the hall and one leading off the sitting room. On the first floor is a suite with a large double bedroom, dressing room and bathroom. The bedroom has an oriel window, a corner fireplace with a Hamstone surround and built in cupboards. The dressing room has a shower and hand basin whilst the bathroom has a bath, basin and W.C. The family bathroom has a basin bath, wc and linen cupboard. There are 4 other bedrooms, one with a basin and one with an en suite shower room with basin, shower and W.C. .NB there is also an attic area which could provide further useable space. Attached to the house are outbuildings now used as the boiler room, and wine store.



Outside

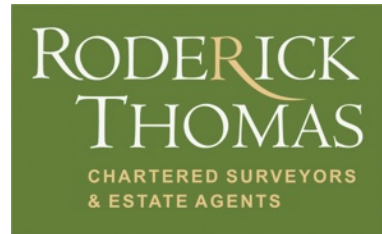
Wick Manor enjoys a beautiful, calm and quiet setting in wonderful surroundings. The pedestrian entrance from the walled courtyard into the hall maintains the privacy of the reception rooms and the gardens, which really are absolutely delightful. To the north of the house, a drive leads in over a cattle grid to a gravelled yard providing ample parking. This yard being flanked by a stone barn which is used for garaging and which has an electric up and over door and a separate storeroom. A further yard provides additional parking and a well-sheltered situation for a greenhouse. The mature gardens are mainly lawned with well planted herbaceous beds and several mature apple trees. There is also a kitchen garden, a fruit area and a shrubbery. A field gate leads to a small orchard and post and railed paddocks with a magnificent walnut tree. In all the gardens and grounds amount to 1.77 hectares (4.389 acres)

Technical Details

There is mains electricity, water, private drainage and oil fired central heating. It should be noted that a new boiler has been installed and the majority of the windows have been replaced with slim line double glazed windows.

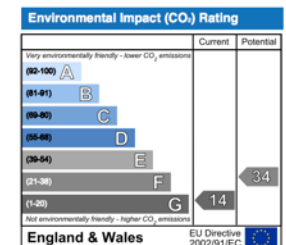
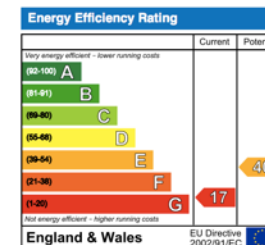
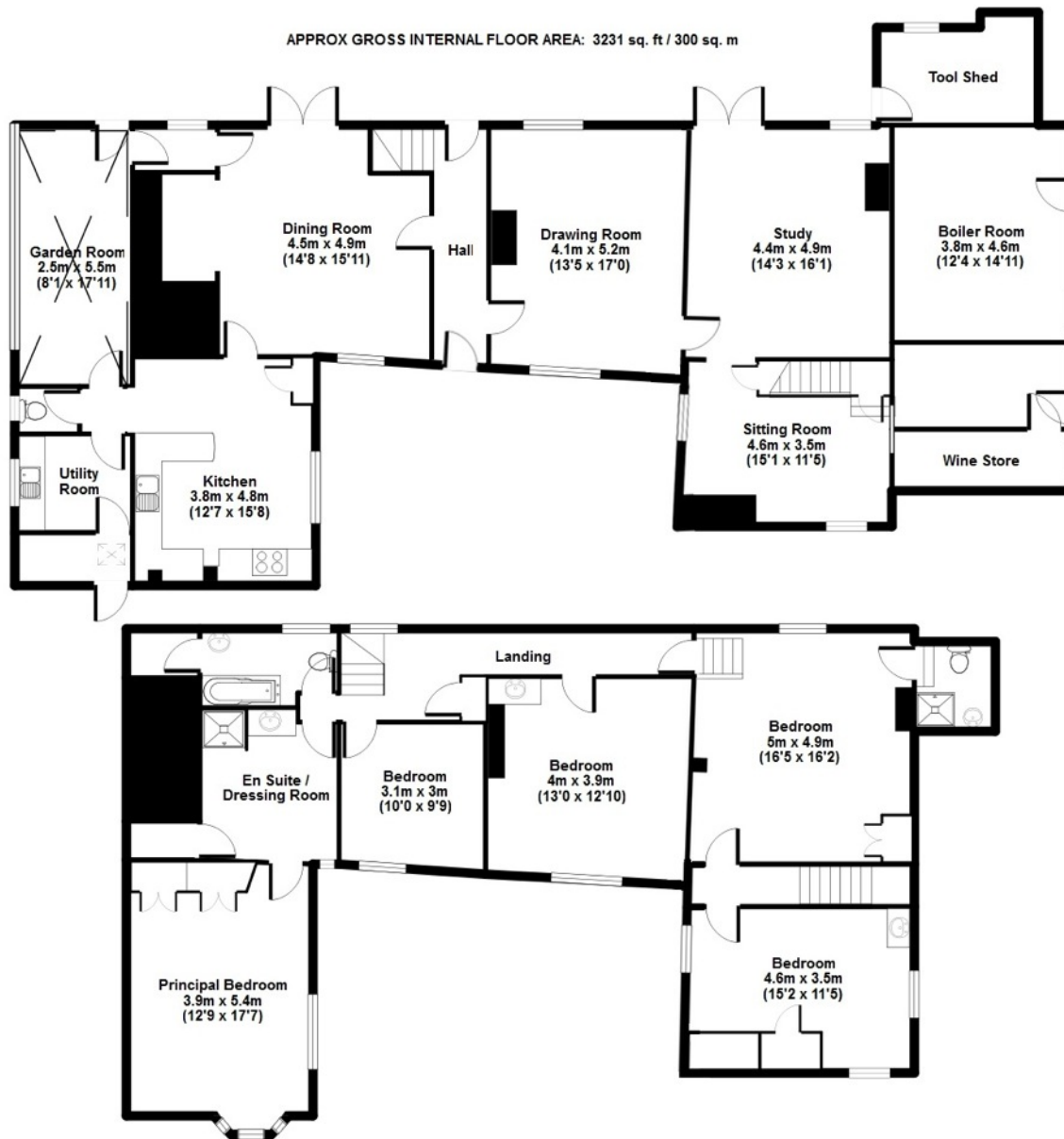






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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.