

Charlton Manor
Creech St Michael, Taunton, Somerset





Charlton Manor

Creech St Michael, Taunton, Somerset TA3 5PF

Taunton and M5 Motorway (Junction 25) 4 miles • Exeter about 43 miles • Bristol about 44 miles (all mileages approximate)

**A fine period Manor House, Listed Grade II, beautifully restored and set within mature grounds,
conveniently situated four miles from the centre of Taunton**

Reception Hall • Drawing Room • Study • Sitting Room • Staircase Hall • Dining Room • Kitchen with AGA • Utility/Boot Room
Pantry • Cloakroom • Principal Bedroom with En Suite Bathroom and Dressing Room • Sitting Room/Guest Bedroom • Five Further Bedrooms
Two Bathrooms and Shower Room

Cellar • Extensive Attic Spaces • Circular Carriage Drive • Beautifully Landscaped Gardens
Indoor Swimming Pool Complex • Traditional Barn

Paddock • All Weather Tennis Court

In all about 5 acres (2.02 hectares)

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SITUATION

Charlton Manor occupies a secluded setting at the end of a 'No Through Road' being within a hidden area of land, close to the canal, and adjoined on one side by apple orchards.

Enjoying a south and westerly aspect, the house is within five miles of the centre of Taunton, the County Town of Somerset, providing excellent recreational facilities, and a lively shopping centre, including many of the well known high street stores. Taunton is also the home of the county cricket ground.

The main line railway station provides an excellent train service to Exeter, Bristol and London, the fast trains being scheduled to arrive at London (Paddington) in 1 hour and 45 minutes. Taunton has become an increasingly popular centre with its railway links, and M5 motorway junction 25 providing fast easy access to Exeter, Bristol and the Midlands.

Taunton is also becoming a popular place to settle with its good range of Independent Schools including Taunton School, King's and Queen's Colleges, King's Hall, and a little further afield Millfield, Sherborne, Downside and Wellington School and Blundells.

SPORTS AND RECREATION

Recreational interests are also at hand with many golf clubs including Taunton Vale within walking distance of the house), Pickeridge a little further away at Burnham on Sea, Oake Wellington, Tiverton and Honiton. For those with equestrian interests there are various packs of both fox hounds and stag hounds which hunt in the area. Regular race meetings are held at Wincanton, Taunton and Halden Hill near Exeter. There are magnificent ranges of hills surrounding Taunton including the Quantocks, the Brendons and the Blackdowns all providing excellent riding and walking countryside. Wimbleball Lake, set in the Brendon Hills, provides good windsurfing and sailing water.



THE PROPERTY

Charlton Manor is a fine example of a Georgian Country House, however parts of the property date back to the 17th Century, when the owner was High Sheriff of Somerset. The house is largely constructed of brick, which would have been hand made on the site and is under a

slate roof, which has been completely refurbished in recent years and the entire house has been carefully and meticulously renovated to include reinstating such details as the historic window styles as appropriate. Whilst a substantial house, all the rooms are well proportioned, retaining fine examples of the

architecture of its period and are all conveniently arranged to provide a good family house.

The gardens at Charlton Manor have in recent years been completely landscaped and designed to provide secluded and sheltered terraces with an abundance of herbaceous plants, a





magnificent terrace which is beautifully stocked and a formal circular lawn to the front has a magnificent fir. A quite magnificent pool has recently been created in a building which blends perfectly with the main house and adjoins to the original barn. The pool has a counter current unit, and the pool area has LED mood changing lighting and a kitchen and eating area and a walk in shower.

In addition to the swimming pool the all weather tennis court provides a complete playground for a family.

ACCOMMODATION MAIN HOUSE

Pillared entrance portico and panelled front door and fan light to:

Reception Hall With ceiling cornice and wooden floor. Partly glazed door to rear terrace. Doors to:

Drawing Room (W) A beautifully light room with three sash windows with shutters. Intricate cornice. Handsome fireplace with moulded high mantelpiece with Jet Master Grate. Exposed wooden floor. Period arch with

walk in shelved cupboards to either side. Door to inner hall.

Study (W) With fireplace with cast iron grate and tiled slips. Ceiling cornice and deep cupboard. Book shelves.

Staircase Hall With turning Newell staircase to first floor and stairs to cellar.







Sitting Room (E, S + W) A charming room with period fireplace with Ham Stone mantelpiece and wood burning stove. Corner cabinet with display shelves. Fitted bookcases. Ceiling cornice. Lovely outlook.

Cellar With river pebble cobbled floor and wall mounted Baxi Combi mains gas fired boiler.

A curved hall with flagstone floor leads from the main hall into:

Dining Room (S) An intriguing fireplace, probably the original inglenook, with massive beam over and bread oven with more recent inner chimney piece with period stone surround and open grate. Door to:

Rear Hall With flagstone floor and original door to outside.



Kitchen (S) Inglenook fireplace with four oven cream oil fired AGA with tiled surrounds. Range of painted floor mounted cupboards with granite and wooden work surfaces. Island unit with chestnut work surface and drop in waste bin. Ceramic tiled floor. Glazed door to garden and doors leading into the boot room.

Boot Room/Utility With tiled floor. Double laminate sink unit with mixer tap, plumbing to one side for washing machine. Electric cooker point. Further cupboards. Door to rear staircase and door to:

Passageway

Pantry With flagstone floor and storage wall shelves

Cloakroom With flagstone floor. WC with wooden seat. Exposed beams. Electric towel rail. Return to staircase hall.

First Floor Landing With Newell turning staircase up to second floor. Built in cupboard with drawer chest below. Door to:

Principal Bedroom (E, S + W) A lovely light room with triple aspect. Picture rail.

En Suite Bathroom With pedestal basin and tiled surrounds. Spotlighting. Ball and claw Victorian style bath with mixer tap and hand

held shower. WC with wooden seat. Electric towel rail and door to:

En Suite Dressing Room/Bedroom With built in cupboards providing hanging space and shelved compartment.

Bedroom (W) Window overlooking front garden.

Inner Landing

Bedroom (W + N)

En Suite Bathroom (E) With wash basin and tiled surround. WC with wooden seat. Panelled bath with shower attachment. Tiled surrounds.







Electric towel rail. Free standing walk in shower.

Curved Inner Landing with bookcases.

Sitting Room/Guest Bedroom (S) Fireplace with Seventeenth Century cut stone mantelpiece with Victorian iron grate. Large walk in storage cupboard. Door and staircase down to:

En Suite Bathroom (N) With WC with wooden seat. Free standing roll top bath and pedestal basin. Exposed ceiling timbers. Electric towel rail.

Bedroom (N) An intriguing room with exposed ceiling timbers and built in cupboard housing a lagged hot water cylinder with immersion heater and slatted shelves.

Secondary Landing With stairs leading down to the Boot Room and door to:

Smoking Chamber An interesting historic feature.

A staircase leads up to the attic space. Small staircase to:

Bedroom (S) With window overlooking the side gardens. Door to:

En Suite Shower Room With tiled shower cubicle with Heat Team shower. WC with wooden seat and wash basin. Heated towel rail.

Bedroom (S) Distant views to the Blackdown Hills. Staircase from main landing leads up to the loft space.

OUTSIDE

Low iron railings with impressive drive gates lead into Charlton Manor, where there is a

circular lawned area to the front. The house is adorned with Boston Creeper, Roses and well clipped Pyracanthus. The gardens lie mainly to the south of the house and have been landscaped to include circular lawned areas with cobbled paths and beautifully stocked flower and shrub beds, with wrought iron arches set upon brick pillars, adorned with climbers including Scented White Wisteria, Roses, Clematis and Honeysuckle. There is also a further Purple Wisteria and Roses which climb the south and eastern elevations. Steps lead from the higher terrace down to a further terrace with gravelled paths bordered by well stocked beds. Opposite there is a **woodland area** with paths giving access to the **paddock**. The paddock also has vehicular access from the adjoining lane.

The quite magnificent **indoor swimming pool complex** has been sympathetically designed to

blend with the main house and includes a pool measuring 8.5m x 4.1m with counter current unit and is set within a pillared frame. Steps lead up to a fully fitted **kitchen** with hob, oven and fridge/freezer. **WC** and walk in "snail" **shower**. Ample space for **dining and viewing area**. TV point and Sky facilities.

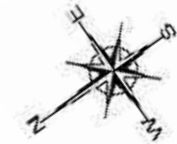
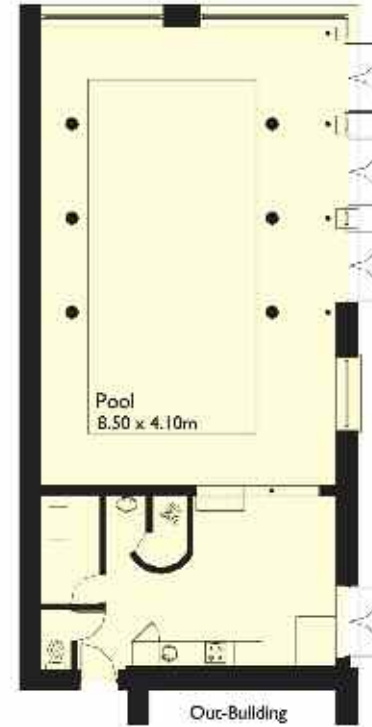
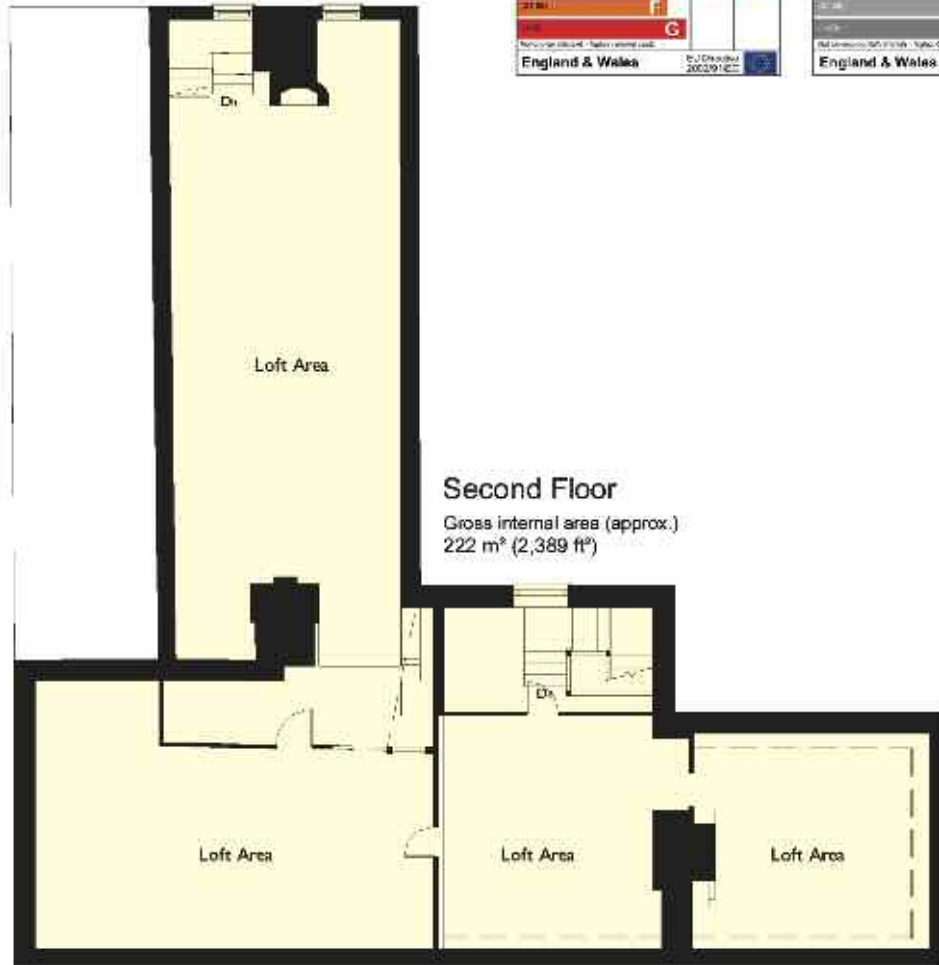
The driveway extends around to the front of the property, and passes the **all weather tennis court** which is slightly elevated and is protected by an old garden wall and Escallonia hedge. The drive past the house extends to a large parking area giving access to a traditional **Victorian barn** which could be used as an annexe (with necessary consents) or as a triple garage. The **loft** over this area provides excellent storage space measuring 11.2m x 4.73m. Large timber **garden shed** providing good storage facilities. Hardstanding area.

In all Gardens and Grounds amount to approximately 5 acres (2.02 ha).

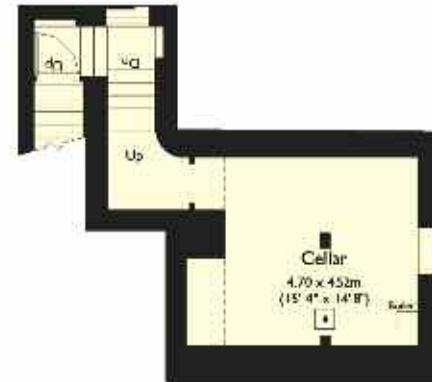


Energy Efficiency Rating		Current	Future
Minimum Energy Efficiency Standard			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
49-54	E	47	51
45-48	F		
1-44	G		
Minimum Energy Efficiency Standard - Sales and rental only			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Future
Minimum Environmental Impact Standard			
100-120	A		
80-99	B		
60-79	C		
40-59	D		
20-39	E	41	44
1-19	F		
0	G		
Minimum Environmental Impact Standard - Sales and rental only			
England & Wales			
EU Directive 2002/91/EC			



Swimming Pool
Gross internal area (approx.)
109 m² (1,173 ft²)



Cellar
Gross internal area (approx.)
27 m² (290 ft²)







SERVICES

Mains electricity, mains water, private drainage, mains gas. Gas fired central heating, oil fired AGA.

LOCAL AUTHORITY

Taunton Deane Borough Council, The Deane House, Belvedere Road, Taunton, Somerset, TA1 1HE. Tel: (01823) 356356

TAX BAND G.

DIRECTIONS

From the centre of Taunton: proceed eastbound towards the M5 turning left at the Creech Castle junction on to the A38.

Continue along the A38 passing Taunton Land Rover on the right. Proceed along this road for a couple of miles onto dual carriageway, turning right signposted to the A361 Glastonbury. Proceed along this road, over the M5 turning right signposted to Creech St Michael. Proceed down this road passing the golf course on the left, and turn left at a brown sign to Charlton Orchards. Proceed along this road for just over a mile and the drive to Charlton Manor will be found on the left hand side.

From the M5 motorway southbound: exit the motorway at junction 24 following the





signs to Bridgwater and Minehead on the A38. Take the third exit on the roundabout, again signed Bridgwater, and at the next roundabout take the first exit left on the A38 towards Taunton. Pass through the village of North Petherton and after about 3 miles bear left towards Crech St Michael and Glastonbury on the A361. Cross back over the motorway and take the next turning right to Crech St Michael. Proceed along this road towards Crech Heathfield, and take a left turn at a brown sign towards Charlton Orchards. Proceed down this lane for just over 1 mile, and the drive to Charlton Manor will be found on the left hand side.

IMPORTANT NOTICE

Jackson-Stops & Staff give notice to anyone reading these details:-

1. These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
2. All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that

any services are in good working order.

We have not tested the appliances, central heating or services. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.

4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time the photographs were taken. Certain aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property, which are not shown in the photographs.

5. Any area measurement or distances referred to herein are approximate only.

6. Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.





 Jackson-Stops
& Staff