



EASTERLANDS

SAMPFORD ARUNDEL • WELLINGTON • SOMERSET







EASTERLANDS

SAMPFORD ARUNDEL • WELLINGTON • SOMERSET

Wellington 2 miles • Taunton 9 miles (Paddington from 107 minutes)
Tiverton 14 miles • Exeter Airport 22 miles
(Distances & Time are approximate)

An impressive country residence surrounded by its own parkland with secondary accommodation, traditional outbuildings and mature gardens and grounds.

The main house

Entrance hall • Study • Drawing room • Dining room • Garden room • Billiard room
Kitchen / breakfast room • Pantry • Larder • Utility room
Estate office • 3 cloakrooms • Boot room • Extensive cellars

Master bedroom suite with 2 en-suite dressing rooms and 2 bathrooms
6 further bedrooms • 4 further bathrooms

Outbuildings

2 bedroom cottage • 3 bedroom lodge • Coach house with stabling and stores • Barns

Walled garden • Hard tennis court • Covered swimming pool
Former vineyard • Mature gardens • Parkland • Woodland • Lake

About 44.4 acres (17.97 hectares)



Knight Frank LLP
19 Southernhay East,
Exeter, Devon EX1 1QD

Tel: +44 1392 848 824
edward.clarkson@knightfrank.com

Knight Frank LLP
55 Baker Street,
London W1U 8AN

Tel: +44 20 7861 1528
james.mckillop@knightfrank.com

www.knightfrank.co.uk

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Situation and Amenities

Ideally located for rail and road communications, Easterlands is a well-balanced residential estate, with a substantial main house standing centrally within its land, surrounded by parkland grazing and belts of mature woodland, a lake and delightful gardens around the house. From the top of the land there are views over the surrounding Taunton Vale, Blackdown Hills and Wellington Monument and down to the village with the tower of the village Church forming an attractive focal point.



The house lies to the east of the village of Sampford Arundel, near the market town of Wellington which provides everyday shops, banks, a doctor's surgery and schools. It is also home to a range of cultural, sporting and religious sites including the 15th century Church of St John the Baptist.

The county town of Taunton is only a short drive further with a wider choice of facilities and is the home ground of the Somerset County Cricket Club.



Taunton has an excellent array of schools and further afield are Millfield at Street, Blundells at Tiverton, the Sherborne schools, the Exeter schools and the Bruton schools. There are also some excellent local schools including Wellington School and Court Fields School.



Sporting pursuits in the area include hunting with The Taunton Vale and the famous opportunities that Exmoor has to offer for both hunting and shooting. There is golf at Taunton amongst others. There is racing at Haldon, Taunton and Wincanton.

Summary

The sale of Easterlands provides the opportunity to acquire a significant seven bedroom country house in need of some refurbishment, set in an outstanding ring-fenced park in a truly convenient location for many schools and businesses in the West Country. The house is approached through a wide gated entrance, guarded by a three bedroom lodge cottage, down a long tree lined avenue affording tantalising glimpses of the house amongst the mature trees in the garden and park.

Also complementing the house is a stable courtyard with an old coach house, stables and garaging. A traditional walled garden is well stocked and there is a swimming pool complex and tennis court within easy reach of the house.

A two bedroom cottage and further barns can be accessed from a spur off the drive. Within the grounds is a former vineyard which can be reinstated and indeed considerably enhanced as the land is highly suitable to this use.





Easterlands

This handsome house sits centrally overlooking its own parkland. Notably, the house is not listed and was probably built in the late 19th century. The architectural style harks back to the Georgian era, with rendered elevations under a slate and leaded roof.

In 1925, Easterlands was purported to be the home of Gerald Fox, whose family were significant woollen manufacturers in Wellington. During World War II, Gerald and Bee Fox took in a number of evacuees and refugees and took care of them at Easterlands. When Gerald died in 1947, Bee and her son Hubert stayed on until 1951 then sold up and moved to the Quantocks.

This fine country house has now been in the same ownership for about 35 years and whilst well-cared for and maintained, gives an incoming purchaser the opportunity to refurbish the house and develop the barns and outbuildings to suit their needs, subject to obtaining the necessary planning consents.

The main reception rooms are well proportioned with high ceilings and have elegant detailing including substantial fireplaces and panelling. The conservatory and billiard room are particularly impressive. The current configuration suits both formal entertaining and family living but there is also scope to reconfigure the layout of the accommodation and integrate additional rooms into the principal living space. The cellars are extensive beneath the house and offer plenty of usable accommodation.

Upstairs the master bedroom suite has excellent space and views whilst the other bedrooms are nearly all arranged with en-suite access to a bathroom.









Coach House



Cheyne Cottage



The Lodge

Outbuildings

The traditional stable courtyard lies behind the house and encloses a parking area by the back door; one side is formed by a large double garage. On the other side is the original range of former coach house and stables which provides three loose boxes with original stall divisions, a tack room and carriage houses on either side. There is a turnout yard at the rear. On the eastern boundary is a traditional barn which could be further adapted for more stabling or other uses, subject to planning consent. The agricultural management of the land can be serviced from a detached modern agricultural barn with connected electricity and water supplies, which is discreetly sited behind the walled garden and is accessed from a spur off the main drive.

Cheyne Cottage

Cheyne Cottage was converted by the former owner and is single storey and detached, comprising a living room, kitchen with oil fired Aga, conservatory, master bedroom with en-suite bathroom, second bedroom and separate bathroom.

The cottage is situated off the back drive and stands in its own enclosed garden with independent services and would be ideal for staff, guests or relatives.

The Lodge

The Lodge is single storey and detached, standing at the entrance to the property. The dwelling currently requires complete refurbishment.

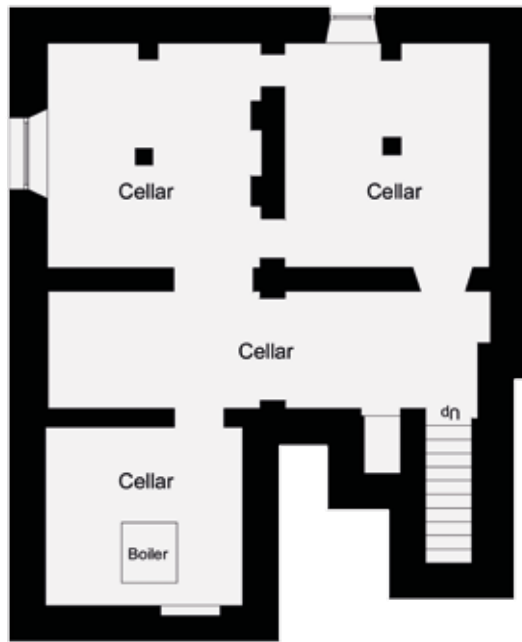
The accommodation comprises a kitchen, bathroom, living room, main bedroom with en-suite shower room, 2 further bedrooms and a bathroom.

Attached to the lodge is a garage with a private garden at the rear.

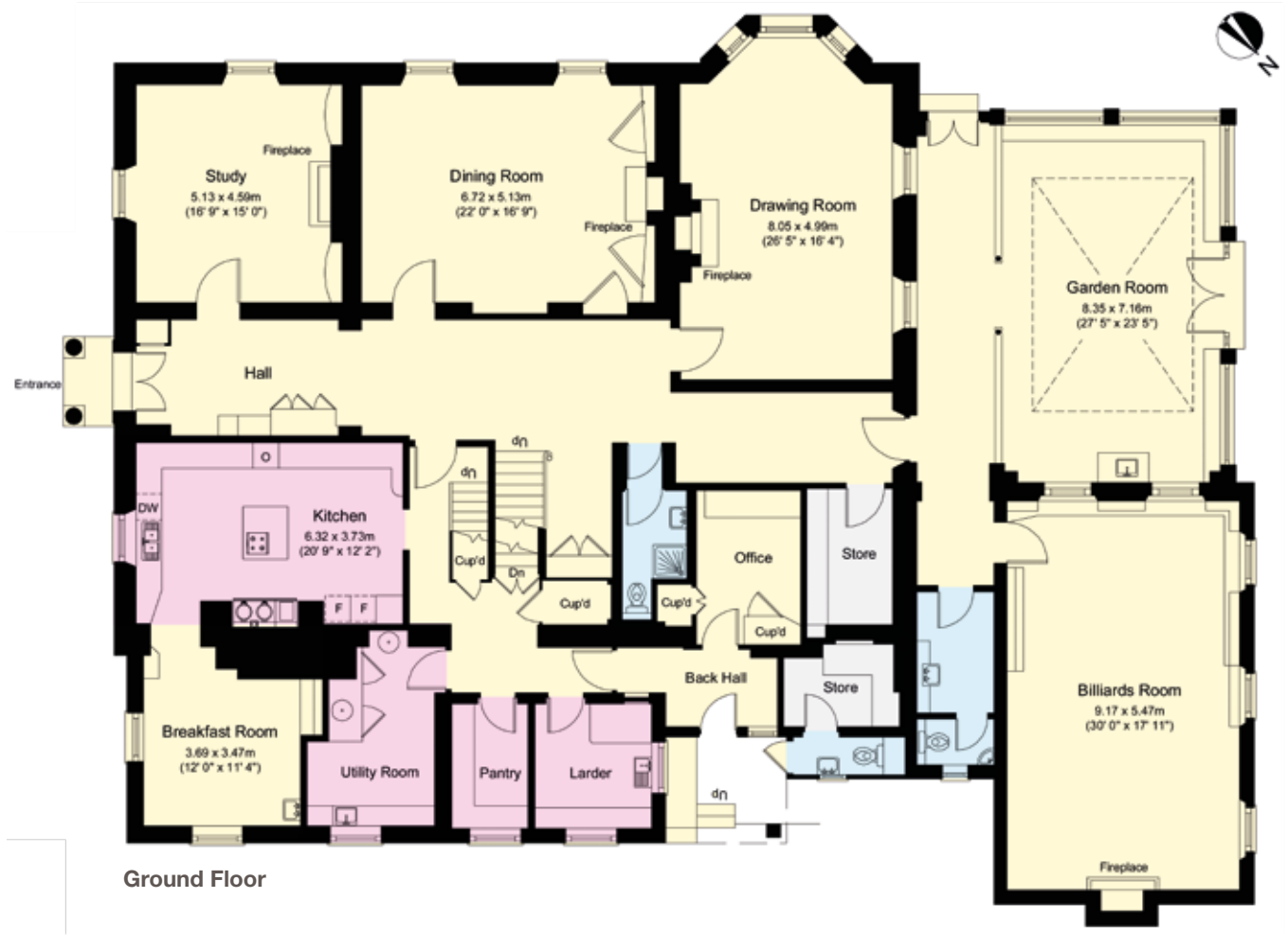
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area

Main House: 904 m² (9,728 ft²)
 Cheyne Cottage: 96 m² (1,033 ft²)
 The Lodge: 88 m² (945 ft²)



Cellar



Ground Floor

Main House EPC



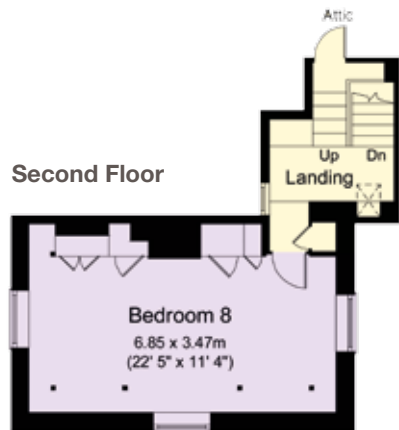
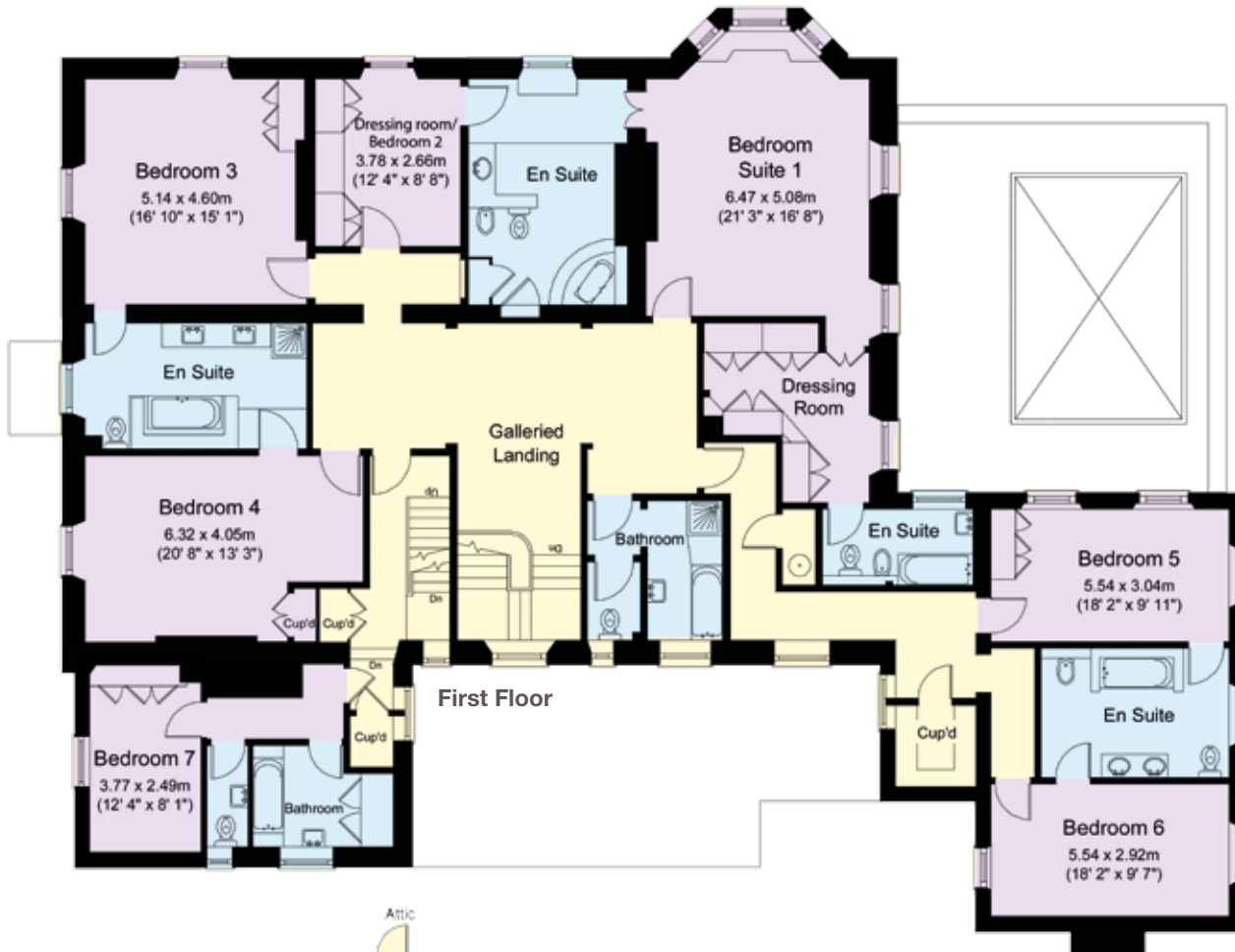
Cheyne Cottage EPC



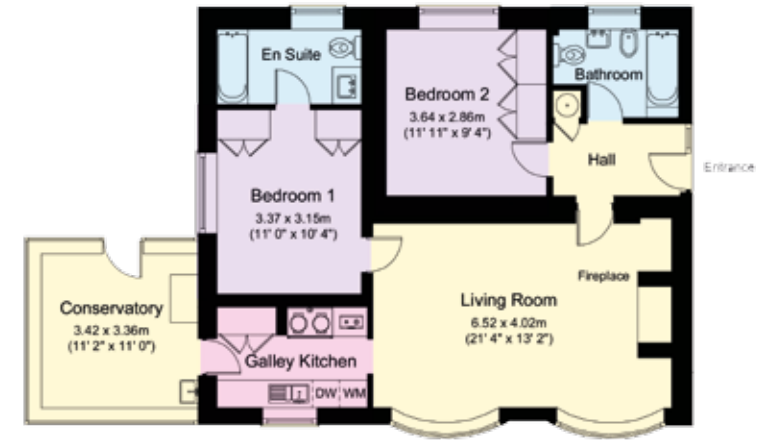
The Lodge EPC



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Cheyne Cottage







Gardens and Grounds

The tree-lined driveway sweeps up to the house from the south, past the Lodge and round to a large turning and parking area in front of the house. Gardens surround the house and form a most attractive and appropriate setting with large swathes of level lawn with bountiful borders.

To the west of the house is a pretty stream-fed lake with an island reached via an arched bridge. The bridge was originally likened to the bridge painted by Monet in his iconic painting 'Water Lilies and Japanese Bridge'.

There is also an attractive walled garden divided into quadrants by hornbeam arches with a central pergola. A hedged kitchen garden behind the walled garden has a traditional greenhouse with an orchard behind. To the north of the house is a leisure area with a covered swimming pool with an adjoining plant and changing room. The pool is in a fully glazed enclosure and nearby is a hard tennis court.

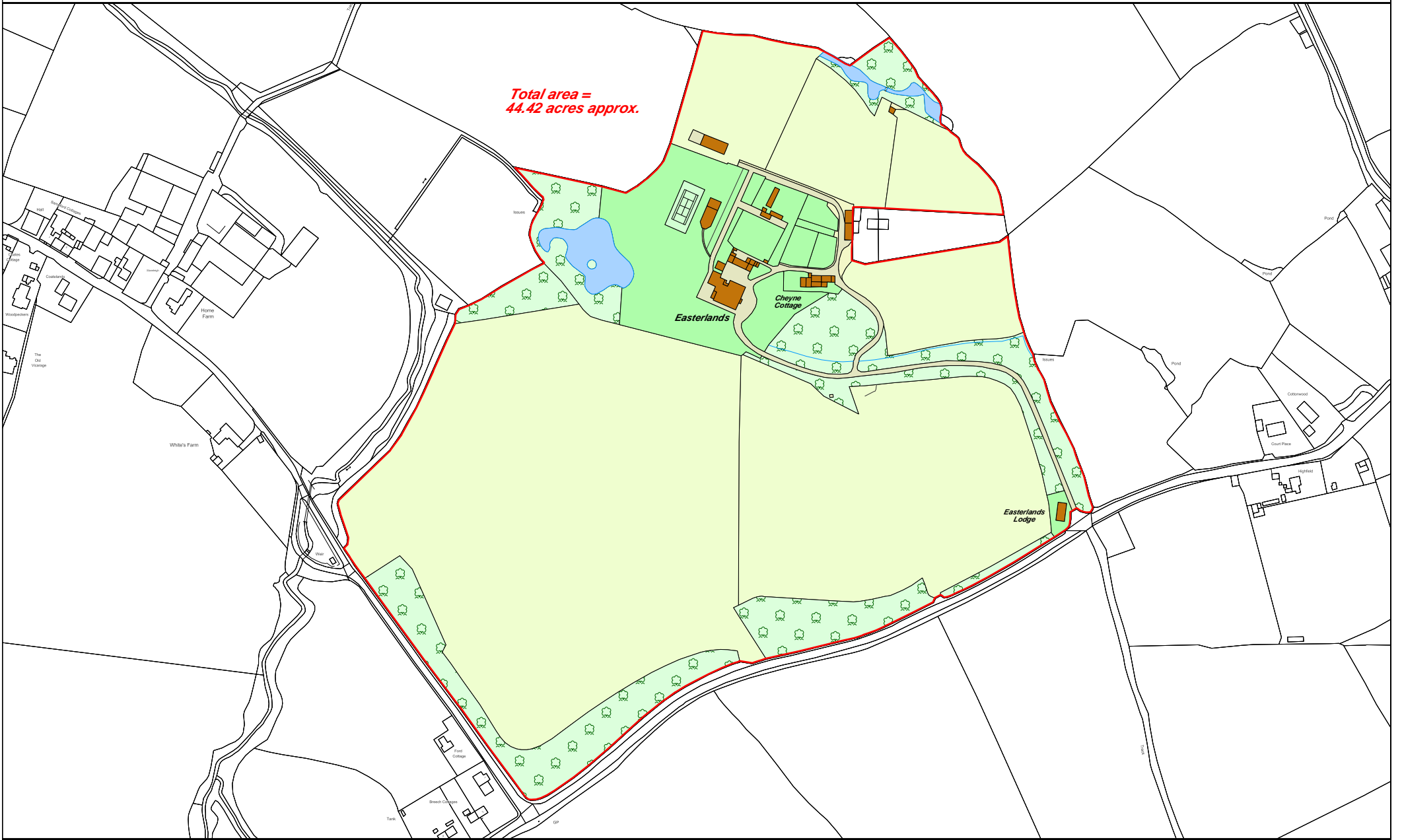
An area of on the west side of the tennis court was once arranged as a productive vineyard and could easily be reinstated; indeed much of the land at Easterlands is suitable for cultivation as a vineyard. This would certainly add to the dynamic of what is already a diverse and attractive estate.

Parkland and bands of mature woodland run around the perimeter of the property, protecting the house and enhancing the privacy. The park contains some particularly fine specimen oak trees. In addition to the traditional open park behind the house there are four smaller railed paddocks and two holding paddocks more suitable for horses.



Easterlands

**Total area =
44.42 acres approx.**



Produced by:
Mapping and GIS Department
Knight Frank LLP
Ramsbury House, 22 High Street
Hungerford, Berkshire, RG17 0NF
(t) 01488 688508 (f) 01488 688505
(e) mapping@knightfrank.com



Land Use:			
	✓ Pasture		✓ Orchard
	✓ Arable		✓ Heathland
	✓ Game Cover		✓ Rocks / Boulders
	✓ Woodland		✓ Building (Residential)
	✓ Scrub		✓ Building / Structure (Agricultural)
	✓ Verge / Misc		✓ Gardens
	✓ Water		✓ Road / Track

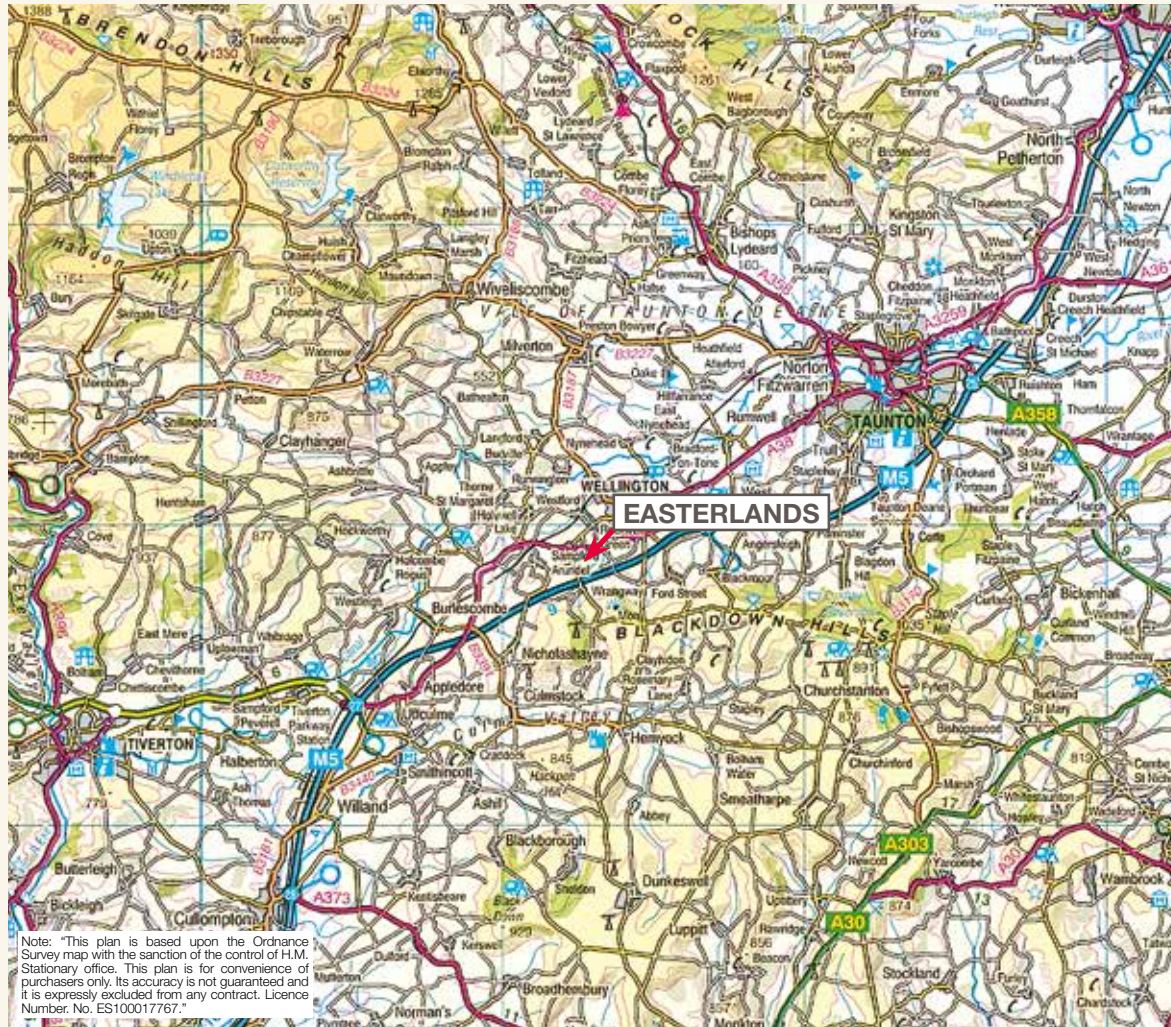
NB: If field & building type are unknown - assumed pasture & residential



Date: 31:05:16 TE Drawn By: Scale: 1:2500 @ A3 Plan Ref:

Title: **Easterlands**

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. Where this plan is based on the Ordnance Survey map it is with the sanction of the controller of H.M. Stationery Office Crown Copyright reserved. Licence No. 100021721



GENERAL REMARKS & STIPULATIONS

Method of Sale

The freehold of Easterlands is offered for sale by private treaty with vacant possession on the whole at completion.

Services

Easterlands - Mains electricity, mains water, private drainage (septic tank)

Cheyne Cottage - Mains electricity, mains water, private drainage

The Lodge - Mains electricity, mains water, private drainage

Fixtures and fittings

All fixtures and fittings whether referred to or not are specifically excluded from the sale including curtains, brass light fittings, chandeliers and the balustrade marble wall in the conservatory. However, some items may be available by separate negotiation.

Planning

None of the property at Easterlands is listed. So far as we are aware, there are no restrictions on the occupation of the dwellings.

Directions

Leave the M5 at Junction 26 and follow signs for Wellington. At the first roundabout take the first exit signposted to Tiverton (A361). Keep on this Wellington bypass for about 2 miles and turn left signposted to Wrangway and Sampford Moor. The entrance to Easterlands is on the right hand side after about ½ mile marked by the Lodge and a stone wall flanked entrance splay.

Viewings

Strictly by appointment with the sole selling agents Knight Frank LLP.

Easements, Wayleaves and Rights of Way

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. Part of the driveway is shared by a neighbour to the east of the property.

Local Authority

Taunton Deane Borough Council: <http://www.tauntondeane.gov.uk>

Important Notice: Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names. Photographs: May 2016 Particulars: June 2016 Kingfisher Print and Design. 01803 867087.



