

GAULDEN MANOR



TOLLAND • NR TAUNTON • SOMERSET







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Situated amongst peaceful surroundings, this fine old Manor House, Listed Grade II, faces west and has wonderful views over the surrounding countryside*

Porch • Cross Passage Hall • Cloakroom • Great Hall • Sitting Room • Study • Dining Room
Kitchen • Pantry • Principal Bedroom

Two Further Adjoining Double Bedrooms and Bathroom • Three Secondary Bedrooms • Two Secondary Bathrooms

Entrance Courtyard • A Range of Traditional Outbuildings • Large Thatched Barn
Ponds • Rose Garden • Herb Garden

Bog Garden • Lawned Gardens • Fields • Two Pastures • Sow Yard & Furrowing Boxes

In all about 21.162 acres



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Situation

Gaulden Manor lies in a beautiful landscape between the Quantocks and the Brendon Hills and is close to the small village of Tolland with its ancient church. The large village of Bishops Lydeard, with its good day to day amenities, is close at hand, likewise the small town of Wiveliscombe with good shopping facilities, convenient stores and boutique shops, sports facilities and a good Saturday market. Taunton, the County Town of Somerset, is also within easy reach with a number of well-respected independent schools, including Taunton School, King's and Queen's Colleges, King's Hall Preparatory School and the Richard Huish Sixth Form College. Also close by is Wellington, with its Waitrose store, good shopping high street and the well-known independent school, having both junior and senior sections. Blundell's at Tiverton is also within reach. Both Exeter and Bristol are within easy driving distance and the Cribbs Causeway shopping mall is within reach just off the M5 Motorway at Bristol. The area is well known for its beautiful walking and riding countryside, dinghy sailing at Wimbleball Lake and there are several golf courses nearby.





Communications and Transport

Taunton has an M5 Motorway Junction providing fast and easy access to Exeter, Bristol and the Midlands, and London via the M4. Taunton also has a main line station with fast trains scheduled to arrive at London Paddington within an hour and forty five minutes. The M5 Motorway can also be joined at Wellington and Tiverton Parkway. The trains on the Great Western Service also pass through Tiverton and St. David's in Exeter. There are airports at both Exeter and Bristol and for those wishing to cross the channel, there are ferry ports at Plymouth and Southampton.

- Taunton 10 miles
- Wellington 9.5 miles
- Exeter 35.5 miles
- Bristol 38 miles

(All mileages/time approximate)

“The earliest of the classical ceilings in Somerset.....
an excellent example of the transitional style”

John Penoyre, *‘Decorative Plasterwork’*



The Property

Gaulden Manor is certainly one of the few very old houses in the area, steeped in history and certainly worthy of its Grade II* Listing. It is solidly built with thick walls and mellowed red sandstone under a slate roof. The exterior is plain and without ornament, whilst the interior is rich with many fine period features and the magnificent plastered ceiling and frieze in the Great Hall, one of the finest examples of the transitional styles in the South-West.

Although a Manor House has stood on the site since the 12th century, what can be seen today probably dates from the 15th - 16th centuries. Many of the windows retain glass from that period.

The gardens at Gaulden Manor provide a perfect setting for such a property and were designed by the present owners in the late 1960's; they were open to the public for over thirty years and greatly enjoyed by many who visited them. There is a range of traditional outbuildings grouped around the courtyard, now in need of some restoration, including a granary, brewery & cider cellar.

Accommodation

Ground floor

The main entrance porch faces due west, has an exposed oak beam and lintels with Tudor oak and elm-studded front door and opens into the **cross passage hall**. The far end leads out into the garden, just before there is a small **cloakroom**. The **Great Hall-drawing room** – this magnificent room is a typical Hall Room of an early Manor House which once opened to the rafters, but was given a ceiling in the 17th century. It contains the excellent and historically important plasterwork ceiling and cornice (circa 1640) in the transitional style (Jacobean to Classical). In the centre of the ceiling is a fine fluted pendant. On each side of this is an ornate oval comprising flowers, fruit and entwined

plants. In one of the ovals is a scene of 'The last Trump', whilst in the other King David plays his harp. A finely moulded deep *frieze* comprising scrollwork, shields and small scenes adorn the upper walls. Of further historic interest is a fine Tudor open fireplace with heraldic overmantle, the coats of arms of various members of the Turberville family are over the fireplace.

A fine panelled and carved 17th century oak *screen* in the **Great Hall** leads into the **sitting room** – known as 'the chapel', with fine Tudor open fireplace and continuation of the superb plasterwork frieze. The **study** is also approached off the great hall. The **dining room**, formally the kitchen has a fine open Tudor fireplace with deep bread oven. A carved door, which leads into a built in cupboard, dates from the reign of Henry VII. A further door from the dining room leads into the **kitchen** which has an Aga, and a range of built in cupboards. The **utility room / pantry** leads off the kitchen and provides ample storage; there is a door to the front of the house.

First Floor

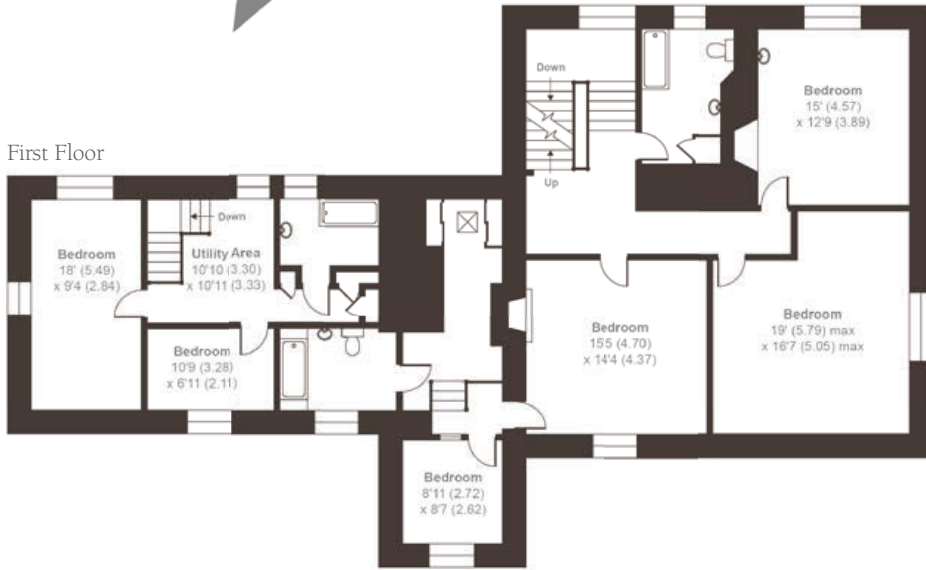
Leading from the Great Hall is the principal oak dogleg Jacobean staircase with large landing which leads to a **bathroom** and the **principal bedroom**. Over the Tudor fireplace is a finely carved coat-of-arms of Turberville / Willoughby with oval enclosing strap work, and the motto 'Societ Nos Obsecro Coelum' (Be a companion to us I beseech the heavens). The main landing leads to **two further good sized double bedrooms**. Also from this landing there is a staircase leading up to the attics. A door also leads from the principal bedroom to a smaller **bedroom**, and then to a bathroom and small corridor with built-in wardrobes. On the other side of the house, between the dining room & kitchen, a staircase leads to a secondary landing / utility area and two **further bedrooms** and a **bathroom**. A large attic is above this area.



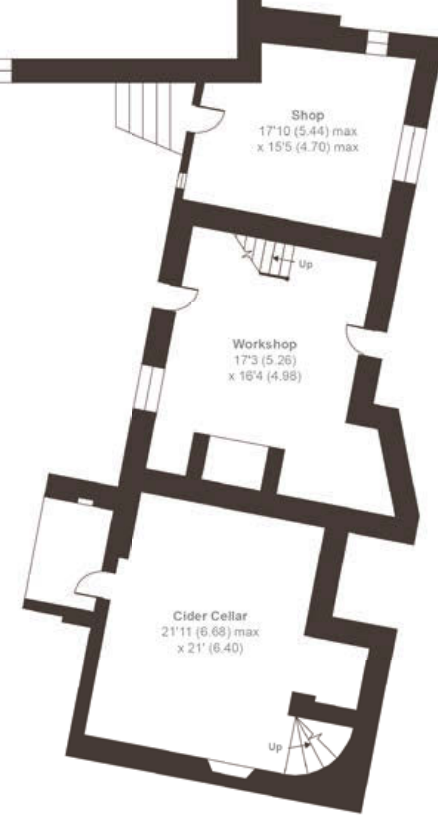
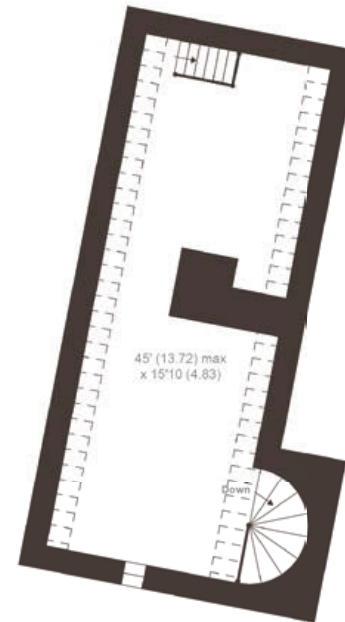
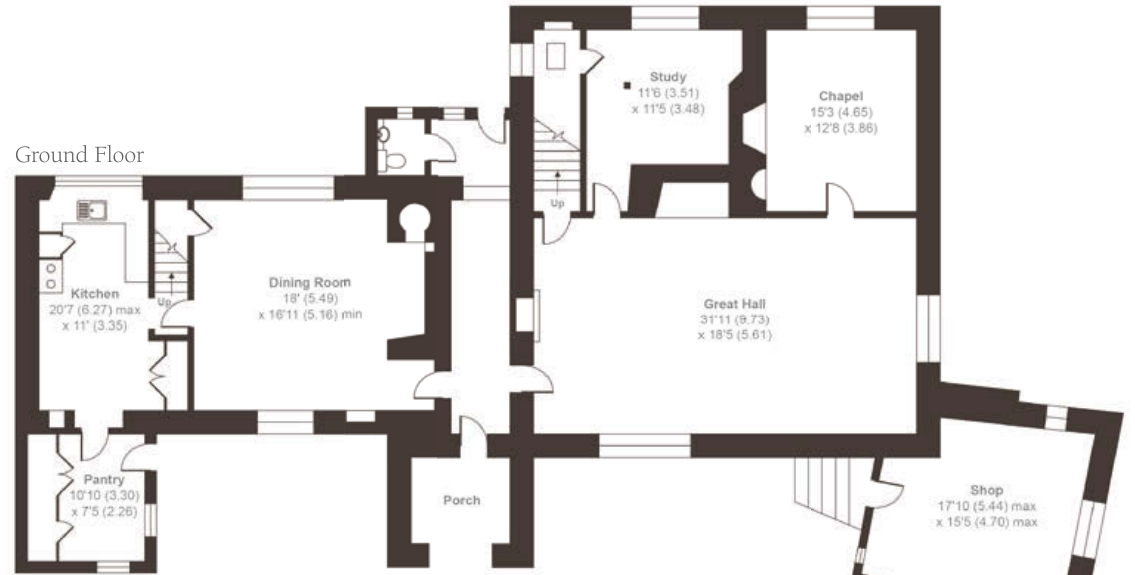




First Floor



Ground Floor



Approx. gross internal floor area
5750 sq ft / 534 sq m
(excludes restricted head height / includes workshop)

Denotes restricted head height





Gardens & Grounds

The garden has a variety of parts with different types of planting, so creating different scenes and atmospheres. They were named 'The Little Gardens of Gaulden'. From the main entrance to the house are small lawns on either side of the driveway. To the right is a handsome oak tree (planted in 1974 by the 6th Marquis of Bath). Running along the back is a group of outbuildings. To the left another group of outbuildings. Further along, parallel to the driveway, is a large beech hedge. The driveway opens into a large **courtyard** in front of the house. To the left are two **garages**, beside them steps go up alongside a large **terraced bed**, above which is a bank, which connects with the main garden at the back of the house. To the right, between **traditional outbuildings**,

is an archway leading to **The Rose Garden**, so called as it originally contained only roses, many of them of old varieties, which have lovely fragrances. In recent years a other plants have been added. Walls surround part of a paved area of the garden, creating shelter. Facing south and with a beautiful view over the fields, this is an ideal place for entertaining. Adjoining, there is an open-sided building containing old cider presses, a butter churn and oak barrels. To the right side of the Rose Garden a gate leads into a **kitchen garden**. To the left of the Rose Garden a path leads down to the **Herb Garden**. Ahead is the large **Bog Garden** either side of a narrow lawn.







To the left, leading to the back of the house, there is a walled area known as the **Bishop's Garden**, with steps leading up to the largest part of the garden – the main lawn with a bank of beautiful trees, shrubs and rose bushes to the left and a large curved flowerbed to the right. At the end of the lawn is a very large ancient spring-fed pond, with a central island and a walkway around its perimeter, which leads back to the Bog Garden. From a small waterfall at one corner of the pond runs a stream, which travels through the length of the garden and down into the 'valley field', south of the Rose Garden. There is a variety of beautiful trees in the gardens, too many to mention. There are **three main fields**, one of which borders the drive to the west, a further narrow field falls away to the south, and the **largest of the fields**, lies to the north and east of the main house. **In all the gardens and grounds amount to about 8.564 hectares (21.162 acres).**









Services

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

Local authority

Taunton Deane Borough Council
The Deane House, Belvedere Road
Taunton, Somerset, TA1 1HE
www.tauntondeane.gov.uk
Telephone: 01823 356356

Tax Band: G

Contents, Fixtures and Fittings

All, fixtures and fittings including fitted carpets & curtains are included in the sale.

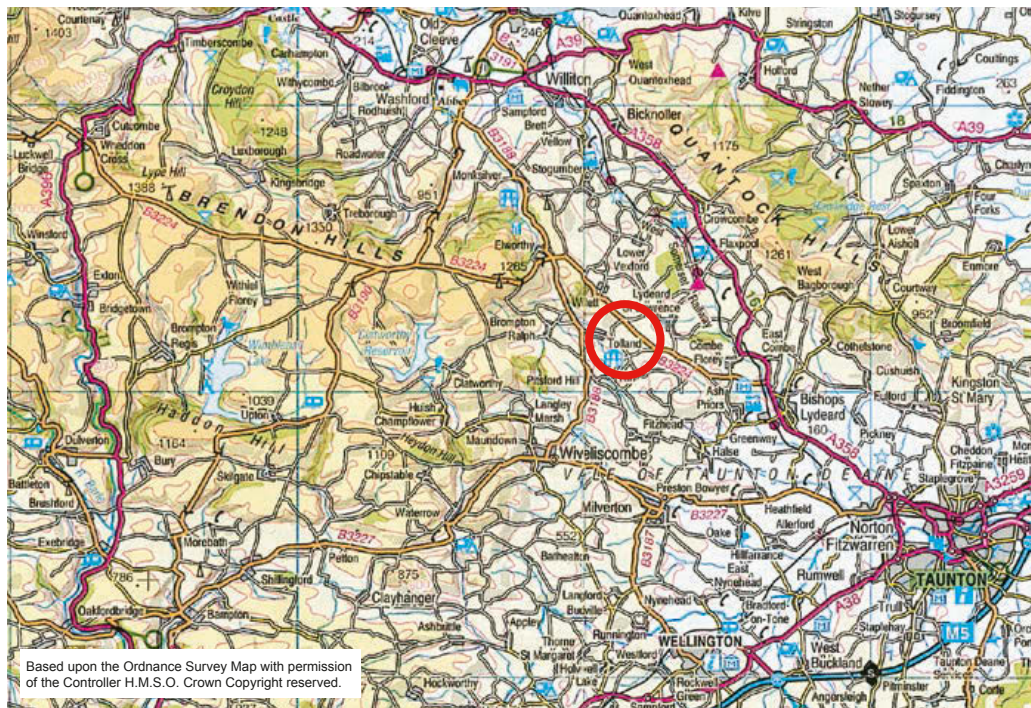
Directions: (TA4 3PN)

From Taunton direction, proceed in a northerly direction on the A358. Proceed along this road towards Minehead. Continue along this road

passing signs to Bishops Lydeard and on passing the entrance to Cedar Falls on the right take the first left signposted to Raleigh's Cross and Wheddon Cross. Proceed along this road for approximately three miles and just after the Friendship Inn (a former public house) look out for the signs to the left to Tolland and a white Gaudlen Manor Historic House sign will be seen to the left. Take this turning left, proceed along this lane for approximately a mile and take the first turning right. Along this lane you will turn left into a narrow lane (terracotta cottage on corner) at the bottom of which is a gate on the left, which opens into the drive of Gaudlen Manor.

Viewing

By prior appointment with the sole agents
Jackson-Stops & Staff, Taunton office:
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Details prepared July 2016

Photographs taken December 2010, June 2014 & July 2016

