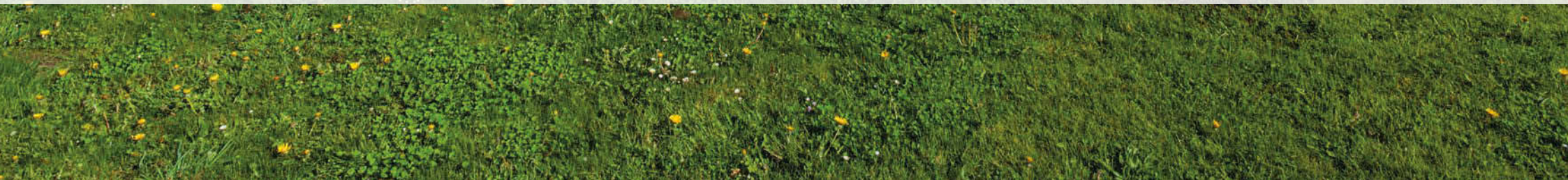




CHAPEL CLEEVE MANOR & MONKS COTTAGE

CHAPEL CLEEVE • MINEHEAD • SOMERSET







CHAPEL CLEEVE MANOR & MONKS COTTAGE

CHAPEL CLEEVE • MINEHEAD • SOMERSET • TA24 6JL

Dunster about 4 miles • Minehead about 6 miles • Taunton about 19 miles
(Distances are approximate)

Grade II listed manor house and cottage in parkland setting
between the West Somerset coast and Exmoor National Park,
enjoying far reaching views to the Brendon Hills*

CHAPEL CLEEVE MANOR

Entrance hall • Drawing room • Dining room • Kitchen/breakfast room • Sitting room • Morning room
Gazebo hall • Gallery & cloakroom
Master bedroom suite • 6 en suite guest bedrooms • Galleried landing with laundry room and kitchenette

EAST WING & NORTH WING

The east and north wings comprise a selection of further rooms that have yet to be modernised and require restoration throughout. There is potential for these areas to be adapted to create separate units of accommodation if required, subject to the necessary consents.

BASEMENT & CELLARS

The basement comprises a selection of store rooms, a boiler room and workshops.
In addition, there is an original Bierkeller, understood to be one of the first to have been introduced to the UK.
This area also includes a skittle alley and WC facilities.

MONKS COTTAGE

Kitchen, sitting room, dining room, two double bedrooms and a shower room.
The cottage is not-listed and is currently let on an AST.

GARDENS AND GROUNDS

The property is surrounded by gardens and grounds, which extend to approximately 7 acres.

Chapel Cleeve Manor EPC - Exempt
Monks Cottage EPC - D





SITUATION

Chapel Cleeve Manor is situated between the beautiful West Somerset Coastline and the Exmoor National Park, in a small hamlet of Chapel Cleeve. Nearby towns of Minehead, Watchet and Williton provide everyday amenities and facilities, whilst the County Town of Taunton, about 19 miles to the East offers a wider range of shops and schooling facilities. Taunton also has main line rail connections and access to the M5 at junction 25.

The property is well situated for those who enjoy exploring the coast and countryside, being within easy reach of the West Somerset Coastline, Exmoor, the Quantock Hills and the Brendon Hills. There are many popular beauty spots a short distance from the property, including the historic and medieval village of Dunster with its famous castle and Yarn Market.

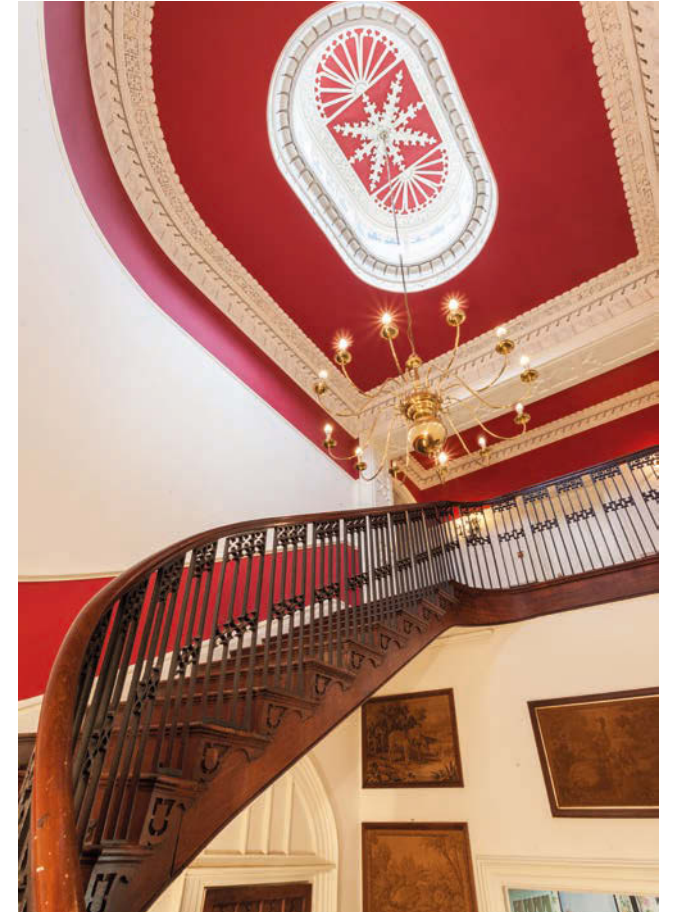
DESCRIPTION

The original part of this striking home date back to the 1400s at which time it was a Chapel, until its dissolution in 1537. Through following generations there were a variety of "Gentry" owners, including Robert Earl of Sussex, The Stewkley family, Dame Juliana Langham and the Halliday family (1880), whose "Coat of Arms" still adorns the centre gable. During these preceding years the property was extended and the Georgian influence is still prevalent today particularly with its sweeping secondary staircase. In 1914 the Lysaght family purchased the Manor and added a gracious wing of Edwardian proportions which included the striking 106 foot Gallery and adjoining Ballroom (now the dining room).

During its heyday in the late 1960s and 1970s the property hosted fine banquets and dinners, dances, weddings and tennis parties with Fred Perry. Former Royal Guests have, we understand, included the then Princess Elizabeth and Princess Margaret. Today, this distinctive and important country home has been slowly and carefully restored by its present owner who took occupation in 1998. Extensive works have been undertaken to preserve the property's architectural and historical character both within the main house and the adjoining Monks Cottage. Considerable work has also been carried out to the roof of the property.

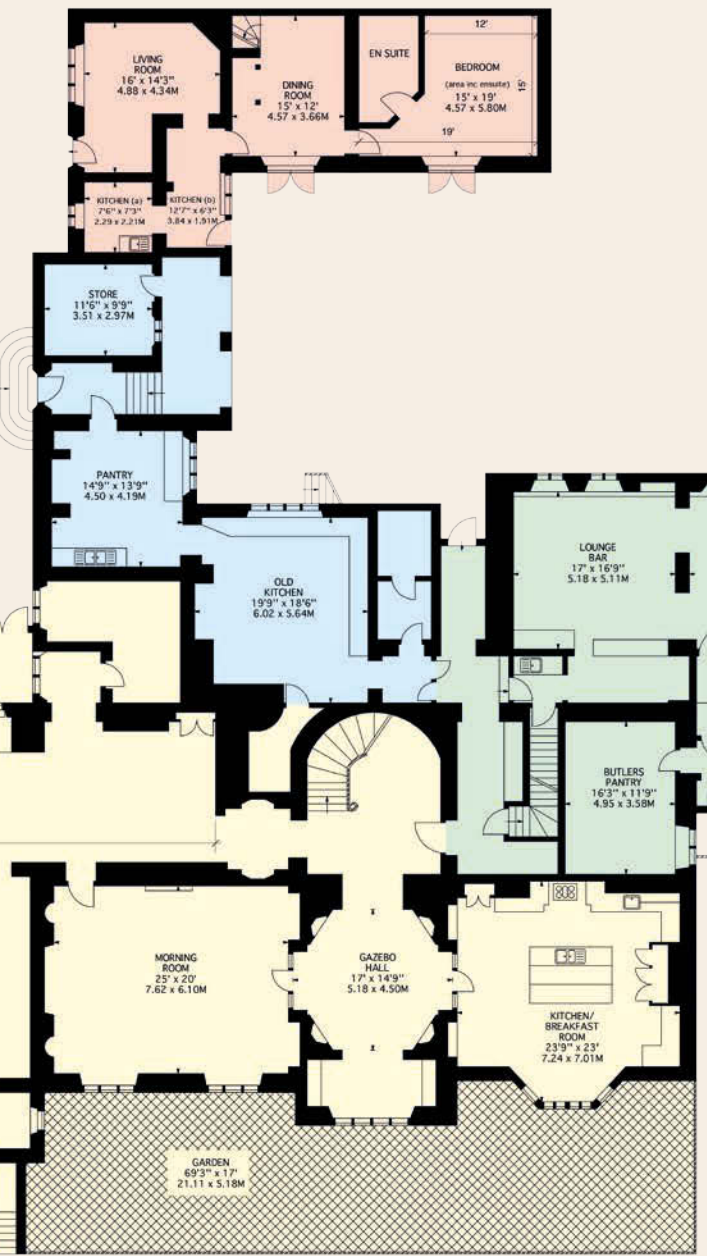
The east wing, north wing and basement of the manor house, which includes the original Hospice (dating back to 1400), still requires restoration throughout. For further details of the condition of these aspects of the property, please contact the agents.







Lower Ground Floor

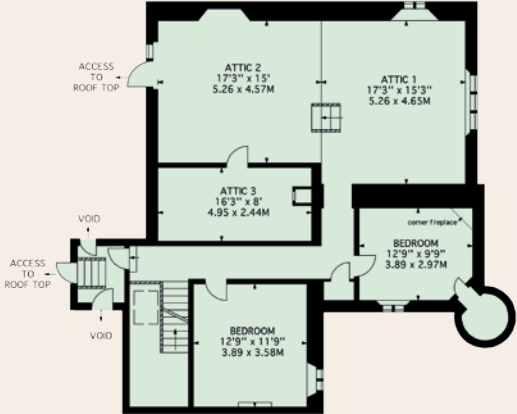


Raised Ground Floor

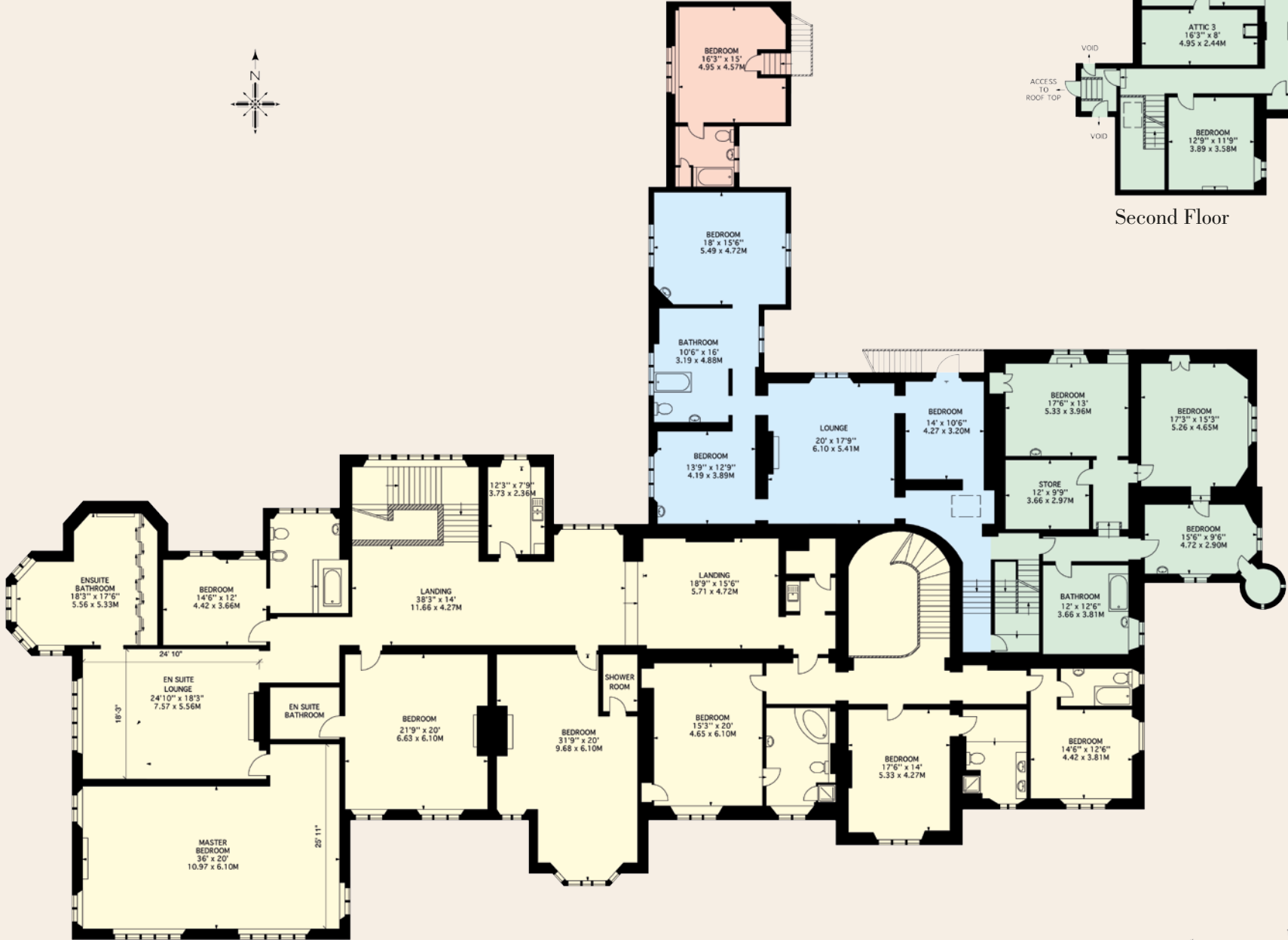
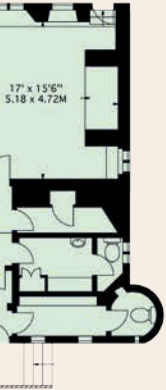
- MAIN HOUSE
- NORTH WING (requires restoration)
- EAST WING (Requiring restoration)
- MONKS COTTAGE
- BASEMENT/CELLARS

CHAPEL CLEEVE MANOR & MONKS COTTAGE

For identification purposes only. Not to scale.



Second Floor



First Floor



MONKS COTTAGE

Monks Cottage has been refurbished throughout. On the ground floor there is an L-shaped kitchen, a sitting room and dining room with stairs to the first floor. There is an ensuite bedroom on the first floor and a second ensuite bedroom on the ground floor which could be used as an additional reception room if required.

GARDENS AND GROUNDS

Chapel Cleeve Manor is approached off a small country lane that links the villages of Old Cleeve and Chapel Cleeve with Blue Anchor Bay.

The shared tarmac private road leads past the former walled Nursery Garden, which has now been developed to provide private residential properties. The main drive sweeps through the grounds to the front of the Manor House and around to the rear where there is an excellent parking and turning space. Adjoining this area is a large concrete base incorporating an inspection pit. This area 22m (72') x 11.6m (38') has planning permission for a six vehicle garage with rooms over.

The property stands in approximately 7 acres of gardens and grounds, which are predominantly laid to lawn running into meadow. There is a large pond with a pleasant woodland walk to one side and a second pond beyond which is a cherry orchard. Along the front of the Manor House is a lovely stone terrace with well stocked shrub borders, from which there are fine views over the adjoining farmland towards the surrounding hills and countryside. There is a secondary drive which runs through part

of Chapel Cleeve Park, which is currently unused.

OUTGOINGS

Chapel Cleeve Manor: Band G

Monks Cottage: Band A

SERVICES

Mains water and three phase electricity.

Oil-fired central heating.

Mains & private drainage.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale.

All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

DIRECTIONS

From Taunton, proceed along the A39 towards Minehead. Proceed through Williton and Watchet then turn right to Old Cleeve, shortly before reaching Billbrook. Proceed through Old Cleeve towards Blue Anchor and Chapel Cleeve. Follow this road, passing Binham Grange and then take the second entrance drive on the left, where the gates to Chapel Cleeve Manor will be found after a short distance on the right-hand side.

VIEWINGS

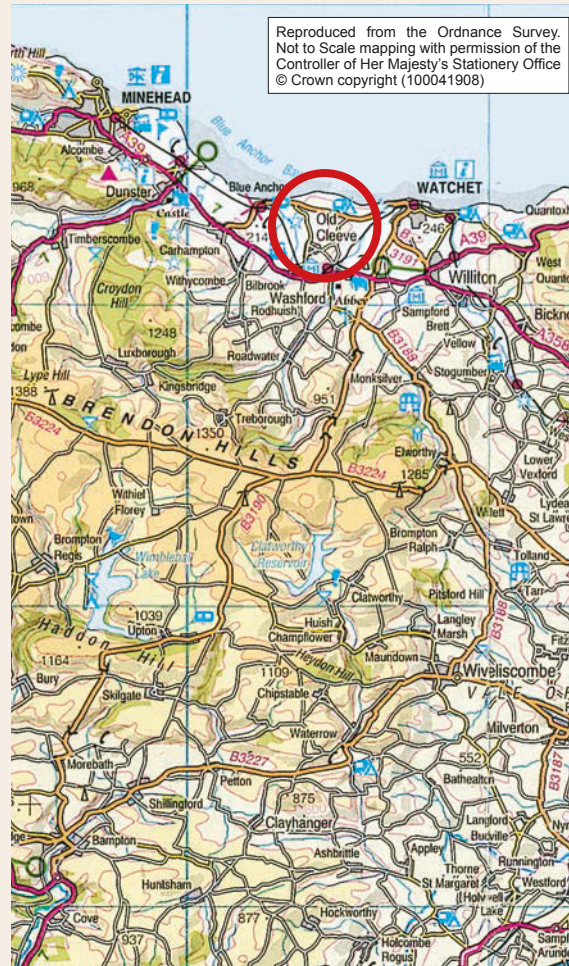
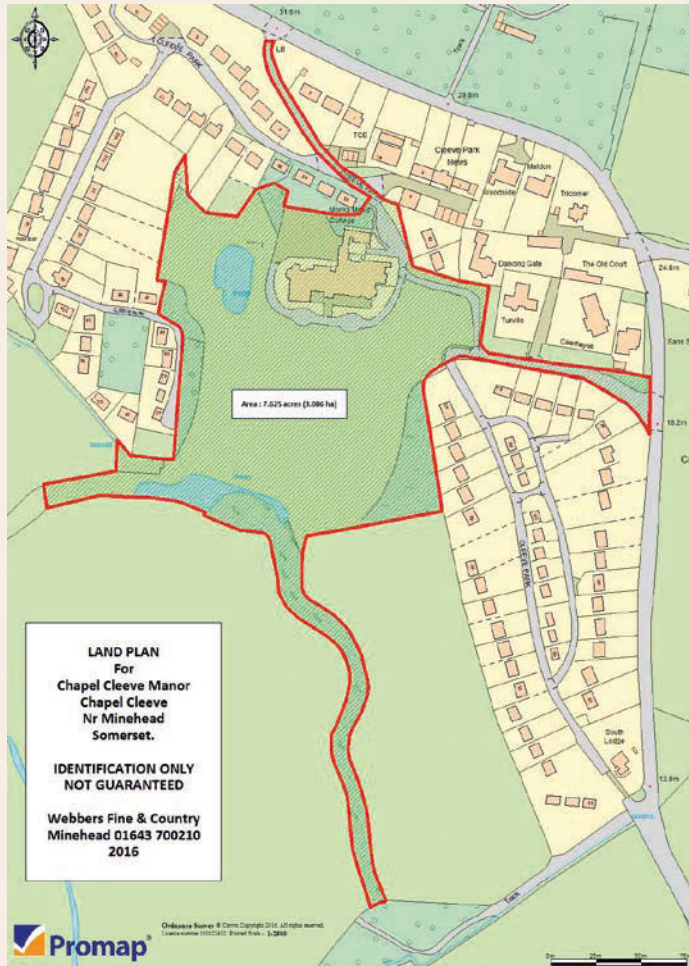
Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

Blue Anchor Bay

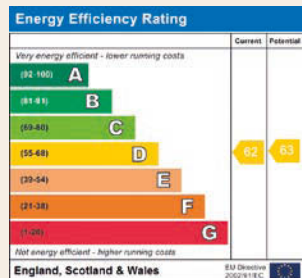


Dunster Village





Monks Cottage



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