



# THE OLD HOUSE

MILVERTON • TAUNTON • SOMERSET









# THE OLD HOUSE

Milverton • Taunton • Somerset • TA4 1LR

*Beautiful and historic Grade II\* listed village house in prime position close to Taunton and the Quantock Hills*

Wiveliscombe about 3.5 miles • Taunton about 8 miles • Bristol about 58 miles

## Accommodation summary

Cross passage hallway, library, The Great Hall, kitchen/breakfast room, study  
laundry & boot room, scullery & workshop.

Upper hall/master bedroom, 5 further bedrooms, 2 bathrooms.

Landscaped gardens and grounds of about 1 acre.

Private driveway & off-road parking for several cars. Outbuilding & workshop.

EPC – Exempt



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## SITUATION

The Old House is situated in a prominent elevated position close to the church in the popular West Somerset village of Milverton. The village has an active community, benefitting from a general store & post office, a primary school rated as one of the top 200 in England, a doctors surgery, an active church and popular public house.

About 3.5 miles to the west is the town of Wiveliscombe, providing a good selection of independant shops and facilities, whilst the county town of Taunton, about 8 miles to the east hosts a wide selection of shopping and leisure facilities as well as a good selection of state and private schools, including Taunton School, Kings College, Queens College and Kings Hall.

There are many beautiful and historic villages to explore in the locality whilst the wild and unspoilt playgrounds of the Exmoor National Park and Quantock Hills, an Area of Outstanding Natural Beauty are also close at hand.

Communication links to the area are excellent, with the B3227 linking to Taunton where there is a mainline train station providing regular services to London Paddington in under two hours. The M5 motorway at Taunton or Wellington provides quick links to Exeter in the west and Bristol to the north. Both Exeter and Bristol have International Airports offering daily flights to UK and international destinations.

## DESCRIPTION & HISTORICAL NOTE

The Old House is a beautiful and historic detached village house, which dates from the 1200s, incorporating Medieval, Tudor, Georgian and Victorian extensions and was originally built as a residence for the Archdeacons of Taunton. More recently, the present owners have restored the building to a high standard, retaining all of the buildings historic features, whilst incorporating modern facilities throughout.

Of particular interest to the houses historical connections is a 16th Century mural of Henry VIII, that was recently discovered in The Great Hall. The mural became the subject of international news as it was drawn in the style of the Wolf Hall player Hans Holbein the younger. Understood to date from around 1536, the mural shows the king in his mid 40's and is the only surviving wall painting of Henry VIII and also the earliest renaissance-style wall painting in Britain.

Incorporating the layout of a Medieval hall house, The Old House, which is Grade II\* listed, offers bright and spacious accommodation over two floors incorporating many traditional features including leaded stone mullion windows, flagstone floors, oak panelling, medieval ceilings and a Tudor fireplace.







## ACCOMMODATION

On the ground floor, a stone entrance porch leads to a traditional cross passage hallway. On the right of the hallway is the Great Hall, a magnificent room with large fireplace, oak panelling, a part medieval ceiling and mural. The kitchen/breakfast room has a range of fitted units, a Rayburn stove and door opening to the garden. From the kitchen there is access to a larder/pantry and wine store. On the left of the cross passage hallway there is a library with wood burning stove and range of shelving units. To the rear of the hallway there is access to a traditional cloakroom and WC, laundry and boot room and the

Victorian wing, currently comprising the old kitchen and a workshop/storage room.

From the rear hallway, a staircase leads to the first floor landing, with a study set above the entrance porch at the front of the building. The upper hall/master bedroom is set above The Great Hall, enjoying a vaulted ceiling and stone fireplace with wood burning stove. There are 5 further bedrooms on the first floor and two bathrooms.













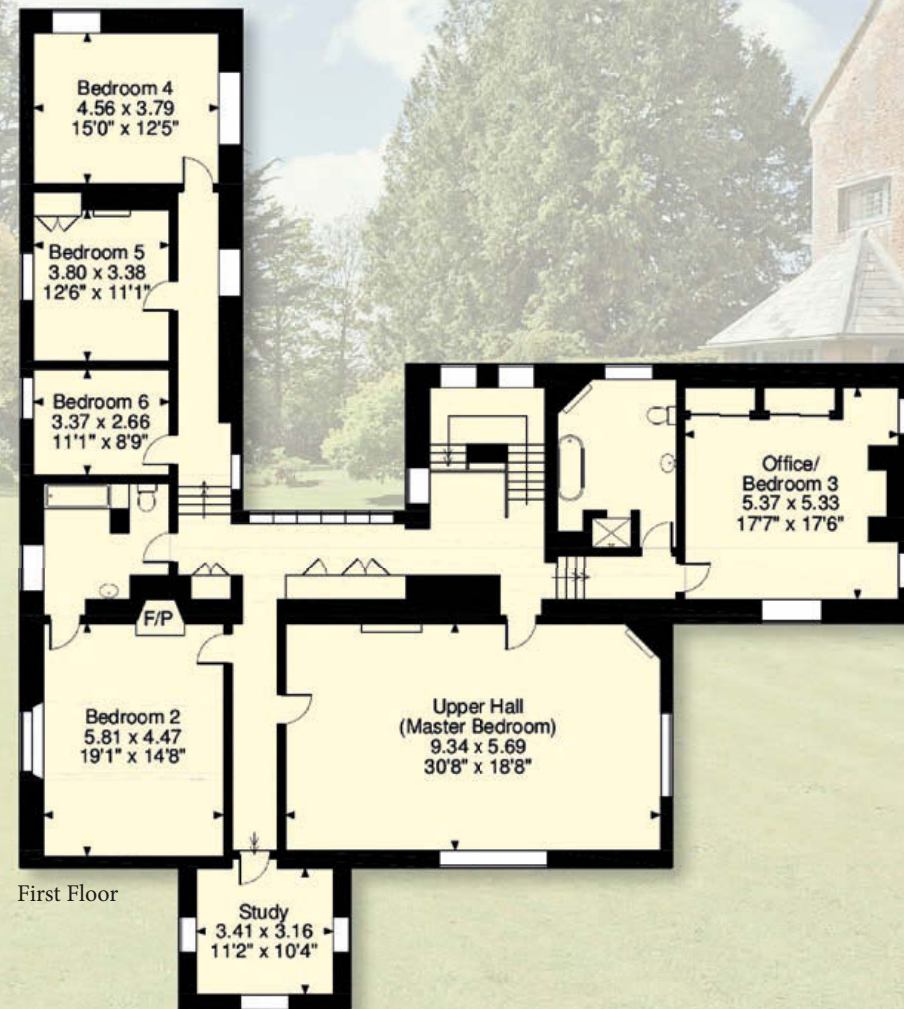
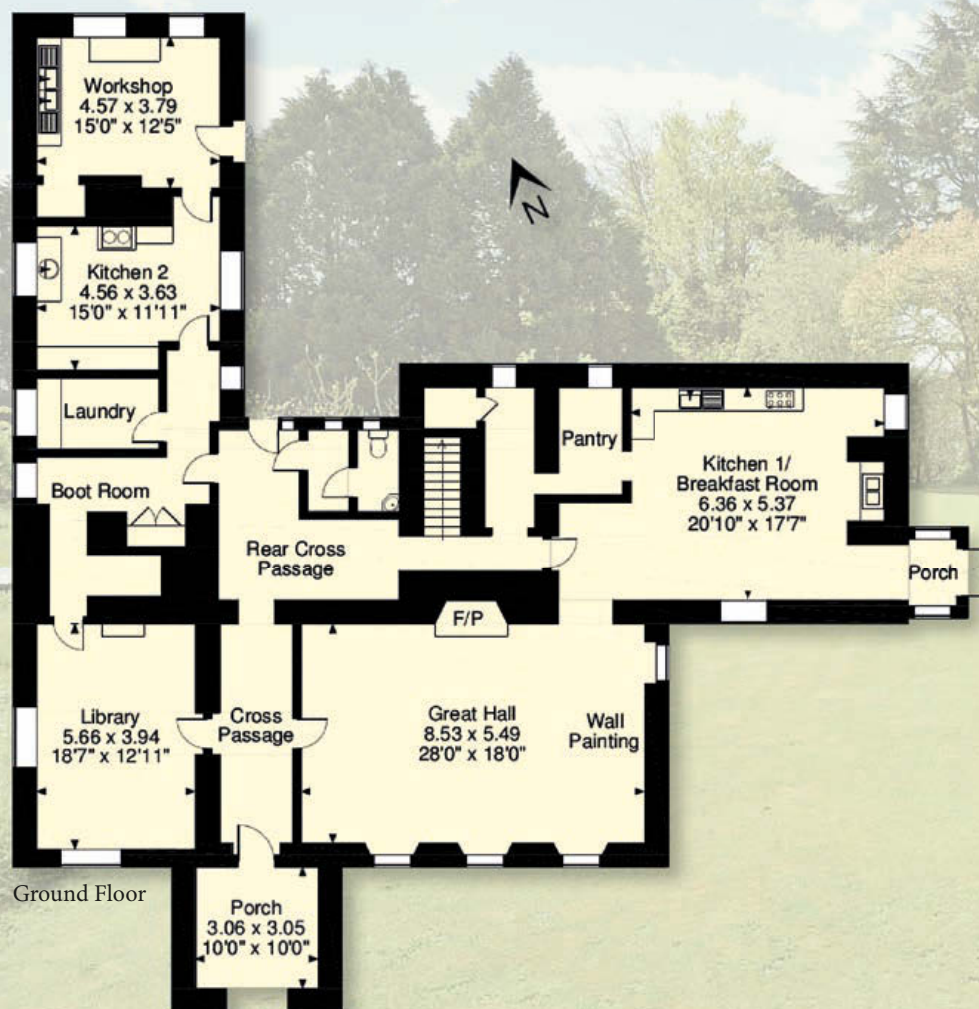


## The Old House

Approximate Gross Internal Floor Area:

493 sq.m. (5311 sq.ft)

For identification only. Not to scale.







## GARDENS AND GROUNDS

The house is approached via a gated driveway, which leads to a generous parking and turning area in front of the house. The gardens are a particular feature of the property, enjoying large areas of level lawn and a terrace enjoying fine views to the Quantock Hills. The gardens are bordered by mature hedging and stone walls offering a good degree of privacy. Within the gardens there are a good selection of mature trees, including Apple, Yew and Cedar.

In front of the house there is an area of lawn, which in the past has been used as a grass

tennis court. From here a path leads to an area of woodland with a seating area and firepit. At the back of the house there is a workshop and log stores and garden maintenance area.

## SERVICES

Mains water, electricity, gas and drainage. Gas-fired central heating. Broadband available.

## OUTGOINGS

Council Tax Band G

## 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, take the B3227 through Norton Fitzwarren towards Milverton and Wiveliscombe. After passing through Preston Bowyer, turn left at the mini roundabout onto Station Road. Proceed into the village of

Milverton then turn right onto Parsonage Lane and the entrance to The Old House will be found 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.





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