The East Wing, Leigh House
Leigh, TA20 4HW
The East Wing, Leigh House
Forton, TA20 4HW

The East Wing, Leigh House is a stunning Grade II* Listed 5 bedroom family home with a private garden and a wealth of significant character and architectural features.

Set in beautiful open countryside Leigh House is conveniently situated just 6 miles from Crewkerne with its London Waterloo rail service, 9 miles from the World Heritage Jurassic Coast at Lyme Regis, 13 miles from the county town of Taunton and the M5 motorway. Leigh House was built between 1590 and 1610 to the traditional Elizabethan E-plan, two wings and a slightly less prominent centre projection.

Despite being part of a manor house this property is particularly private due to the intelligent way it has been split. The property is well proportioned and offers generous living accommodation throughout.

The accommodation comprises: Entrance hall, drawing room, kitchen/breakfast room, pantry, dining room, rear hall/study, cloakroom, integral garage/workshop, cloakroom, master bedroom with ensuite bathroom, bedroom 2/sitting room, 3 further bedrooms, family bathroom, attic room, private gardens and further detached double garage. Total grounds of approximately 3/4 Acre.
Situation - The East Wing, Leigh House is approached via a long tree lined driveway which is owned by the property. There is a gated entrance to the house with ample parking in front.

Entrance Lobby - 9'2" x 3'11" (2.8m x 1.2m) - Impressive wooden door to the front of the property.

Entrance Hall - 13'9" x 11'1" (4.2m x 3.4m) - Stairs to 1st floor landing, window to the rear of the property, intricate carved wooden and linenfold paneling that continues into the Drawing Room.

Drawing Room - 21'11" x 18'0" (6.7m x 5.5m) - A grand but comfortable room that is focally dominated by the stunning carved marble fireplace and which is complimented by the continuing and highly detailed carved wooden paneling. Windows to the front and side of the property with the side window enjoying far reaching countryside views.

Dining Room - 15'1" x 14'9" (4.6m x 4.5m) - Window to the front of the property, fireplace with wood burning stove, Trompe-l'œil pelmet around the whole room, 2 built in storage cupboards.

Kitchen/Breakfast Room - 14'9" x 10'5" (4.5m x 3.2m) - Windows to the side of the property, a selection of wall and base storage units, wood panelling, door through to garage/workshop, 1 1/2 bowl sink, integral electric oven with 4 ring hob and hood over, fireplace (boarded up).

Pantry - Window to the front, original slate shelves.

Rear Hall/Study - Superb full height China Pantry extending the length of the hall. The current owner has an office at one end.

Cloakroom - 9'2" x 4'7" (2.8m x 1.4m) - Window to the front, WC, basin.

Garage/Workshop - 17'8" x 9'10" (5.4m x 3m) - Door to the front of the property, window to the side, plumbing for a washing machine and space for a tumble dryer. There is potential to extend the kitchen into this space (subject to the necessary consents).

1st Floor Landing - Window to the rear of the property, stairs to 2nd floor landing.

Master Bedroom - 20'4" x 13'5" (6.2m x 4.1m) - Window to the front offering a pretty view of the Tulip tree and front garden, steps up to built in cupboard, local stone feature fireplace, door through to en suite bathroom.

En Suite Bathroom - 11'5" x 10'9" (3.5m x 3.3m) - 2 windows to the front of the property, bath, WC, pedestal basin, airing cupboard.

Bedroom 2/Sitting Room - 19'0" x 18'0" (5.8m x 5.5m) - Windows to the side and rear of the property, exposed Elm floorboards, wood panelling throughout, local stone fireplace.

2nd Floor Landing - Window to the rear of the property, stairs to bedroom 5.

Bedroom 3 - 19'0" x 18'4" (5.8m x 5.6m) - Windows to the side and rear of the property, window seats, exposed floorboards and beams, local stone fireplace.

Bathroom - 14'1" x 7'2" (4.3m x 2.2m) - Window to the rear, airing cupboard, Bath, WC, basin.

Bedroom 4 - 18'8" x 17'0" (5.7m x 5.2m) - Windows to the front and side of the property, feature fireplace with surround.

Bedroom 5 - 8'6" x 7'6" (2.6m x 2.3m) - A quirky children's bedroom with window to the front of the property, wood paneling and exposed beams. Just outside the bedroom is a further set of stairs leading to the attic.

Garden and Grounds - The private gardens are all to the front of the property. Mainly laid to lawn with pathway through. There are a number of very well established trees and shrubs including a stunning Tulip tree, assorted Camellias, Rhododendrons, Azaleas, Magnolia Tree and scented Mahonia. The gardens are private and enjoy far reaching country views.

Detached Double Garage - With electric up and over door, lighting and power.
VIEWING
Strictly by appointment through the Vendor’s Selling Agents, Derbyshire’s Estate Agents, telephone (01460) 63600.

SERVICES
Mains electricity, private water and drainage. Oil fired central heating. Telephone connection subject to usual transfer regulations.

DIRECTIONS
Leave Chard on the Forton Road and continue straight through Forton and out the other side. Continue up the hill and take the left turn at the next junction followed by the next right turn towards Winsham. Continue on this road for just over ½ mile and then take the right turn at the crossroads. Continue on this lane and take the first right hand turn onto the driveway of Leigh House. Take the first left turn available and the property can be found through the first gate on the right-hand side.
This floor plan is for illustration purposes only, and is not intended to be a scale drawing. All measurements of rooms, doors and windows are approximate and their accuracy cannot be guaranteed.