



THE MANOR HOUSE

19 HIGH STREET · AXBRIDGE · SOMERSET BS26 2AF

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An important and impressive
period home in the heart of
Axbridge

ACCOMMODATION AND AMENITIES

Distinguished Grade II listed property • Convenient high
street location • Superb period features throughout
Three reception rooms • Six / Seven bedrooms • Office
Roof tower gazebo • Cellars and Courtyard garden
Substantial outbuildings • Two parking spaces





DESCRIPTION

Believed to date from the twelfth century, this substantial village home was remodelled with the addition of a Georgian facade and the majority of the interior dates from the late seventeenth century. Important and notable features include the massive oak entrance door and frame with carved strapwork patterns, the magnificent oak staircase dating from 1690 and the fine plaster ceiling on the first floor drawing room which is said to be the work of French prisoners during the Napoleonic War. The turret and belvedere were added to the house in 1733.

The property occupies a commanding position on the south side of the High Street, just set up from The Square of this ancient medieval town.

For many years, the house has been lived in a private family home and recently the majority of the property has been refurbished

offering the benefit of immediate vacant possession. The striking Oak staircase at the heart of the home leads to accommodation over four floors which includes the unique gazebo which was completely restored with a government grant in the 1960's. This enchanting little room has a decorated plaster ceiling which was added to the house in 1773 and it is understood that it was a viewing area from which to observe the adjacent hunting grounds and enjoy the vistas that embrace the towers of 8 churches, namely those in Axbridge, Cheddar, Draycott, Rodney Stoke, Compton Bishop, Badgworth, Weare and East Brent.

Beneath the house is an excellent cellar approached from the staircase hall. When inspected by the Ministry of Works in connection with the property's listing, the view was expressed that the cellar was the original house and probably dates from the eleventh century.

Subject to the necessary planning approvals, the two outbuildings offer terrific potential to further the accommodation perhaps to create an independent annexe, home office suite or gymnasium.

The two parking spaces are located in the car park that sits to the rear of the property.

LOCATION

Located in the centre of Axbridge, there are a variety of facilities available including shops, banks and a post office. There is also quality schooling both state and independent, primary and secondary including Axbridge School, Kings of Wessex and Sidcot in Winscombe. Axbridge is perfectly placed for the commuter with the M5, junction 21 approximately 7.5 miles, Worle Train Station, 8 miles and Bristol Airport approximately 11 miles distant.

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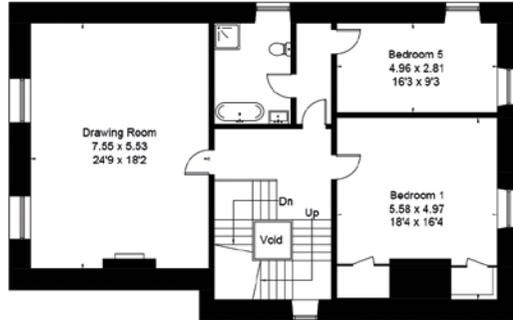
Approximate Area: 450.9 sq.m. / 4,853 sq.ft. (Including attic)

Cellar: 28.7 sq.m. / 309 sq.ft.

Outbuildings: 58 sq.m. / 624 sq.ft.

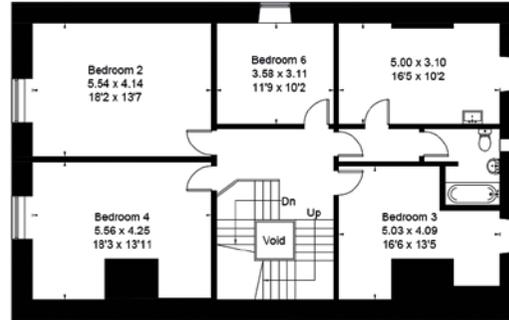
Total: 537.6 sq.m. / 5,786 sq.ft. (Excluding voids)

Including Limited Use Area (25.2 sq.m. / 271 sq.ft.)



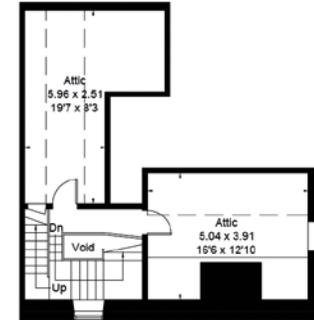
First Floor

Area = 118.8 sq m / 1279 sq ft
(Limited Use Area = 1.5 sq m / 16 sq ft)



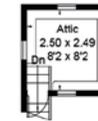
Second Floor

Area = 122 sq m / 1313 sq ft



Third Floor

Area = 48.7 sq m / 524 sq ft
(Limited Use Area = 23.2 sq m / 250 sq ft)



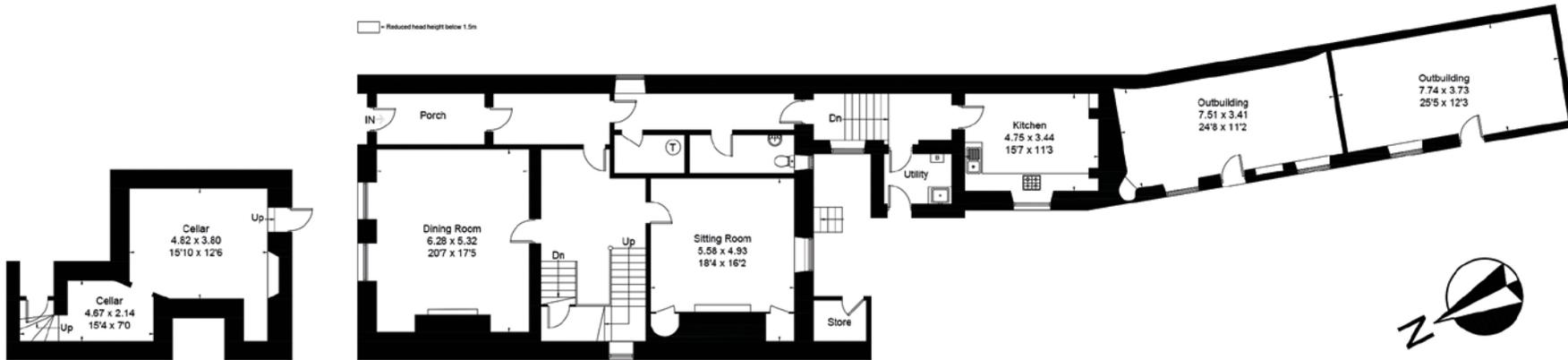
Fourth Floor

Area = 6.8 sq m / 73 sq ft



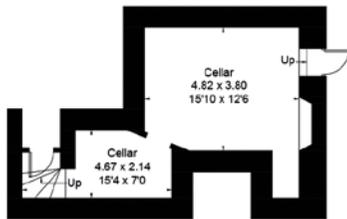
(Not Shown In Actual Location / Orientation)
Outbuilding

▭ = Reduced head height below 1.5m



Ground Floor

Area = 154.5 sq m / 1664 sq ft
(Limited Use Area = 0.5 sq m / 5 sq ft)



Cellar

Area = 28.7 sq m / 309 sq ft



IMPORTANT NOTICE:

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