

An aerial photograph of a large, traditional stone house with a grey slate roof and multiple chimneys. The house is surrounded by lush green fields and a dense forest of trees. A paved driveway leads to a courtyard area with several outbuildings, including a long stone barn. The scene is set in a rural landscape with rolling hills in the background.

Kittisford Barton

KITTISFORD, WELLINGTON, SOMERSET, TA21 0RZ

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An historic, late 15th century Grade II* listed Manor, with generous selection of outbuildings, in rural yet accessible location with easy access to schools and communication links.

Wiveliscombe about 4 miles • Wellington about 5 miles • Tiverton about 12 miles • Taunton about 11 miles.

ACCOMMODATION SUMMARY

Cross passage hallway • Dining room • Drawing room • Sitting room • Two kitchens • Laundry • Former dairy
Workshop and attached storage barns.

Seven bedrooms • Three bathrooms • Attached garage.

Attractive stable yard and range of traditional outbuildings with potential for conversion, subject to the necessary consents.

Extensive gardens and grounds • Woodland • Pasture • Former mill pond.

In all about 18.7 acres
EPC – Exempt.



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SITUATION

The village of Kittisford is set within beautiful and unspoilt countryside, close to the Devon and Somerset border and is within easy reach of Wellington, Wiveliscombe, Tiverton, Taunton and communication links. With the wild playgrounds of Exmoor and the Quantock Hills to the north and the Blackdown Hills AONB to the south, the village is centrally located to take advantage of all that the surrounding area has to offer.

Wiveliscombe, about 4 miles to the north, has a range of everyday amenities, whilst Wellington, about 5 miles to the east, has an extensive range of shopping and leisure facilities including a Waitrose supermarket. There are a good selection of state and private schools within a 10 - 15 mile radius of Kittisford including Blundell's at Tiverton, Wellington School, Taunton School, Kings Hall, Queens & Kings Colleges in Taunton.

Communication links to the area are excellent, with the M5 Motorway accessible at either Wellington, Tiverton or Taunton. There are regular rail services to London Paddington from Tiverton Parkway in about 2 hours and Taunton in about 1 hour 45 minutes. Exeter and Bristol International Airports offer regular flights to UK and international destinations, including a daily commuter flight from Exeter to London City Airport.

DESCRIPTION

Kittisford Barton is an attractive and historic manor, offering an exciting opportunity to restore a beautiful Grade II* listed house to its former glory, whilst also making use of its significant range of traditional outbuildings to convert for a variety of different uses, subject the necessary consents.

The main house dates from the 15th century and retains many original and historic features, including an oak four-centred arch in the hallway and decorative plaster fire surrounds in the dining room and drawing room. On the ground floor, there is a cross passage hallway and a fine selection of reception rooms and domestic offices.

There are seven bedrooms, a bathroom and separate shower room on the first floor, with a separate staircase and kitchen/ living space in a rear wing.

To the rear wings of the house and to the north-west are a number of attached and detached barns and storage buildings which complete Kittisford Barton, some of which are original to the house and others added in the 19th century. To the east of the house and building, there is a wonderful stable yard, with 6 loose boxes, tack and storage rooms and further traditional barns.

The house and buildings require modernisation and restoration throughout. For further details of the condition of the property and its history, please contact the agents.



GARDENS AND GROUNDS

The house and buildings are set on the edge of the 18.7 acre holding, offering wonderful views over the surrounding area. The gardens to the south and east run down to a former mill pond, whilst a copse of woodland provides shelter to the west. The remaining land wraps around the south and west, offering plenty of amenity space for livestock and outdoor activities.

SERVICES

Mains electricity. Private drainage. Oil-fired Aga & night storage heaters. The property is currently connected to a private water supply, shared with neighbouring properties. Purchasers will be required to establish an independent main or private water supply after completion.

OUTGOINGS

Council Tax Band G. Somerset West & Taunton Deane Borough Council.

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

Turn off the A38 (west of Wellington) at the Beambridge Inn signposted to Holywell Lake and Thorne St Margaret. Then follow the signs to Thorne St Margaret by going straight across the next crossroads. Take the 2nd right turn which is signed to Thorne St Margaret. Take the next left turn and this will take you down through the woods. At the end of this lane you turn right (which will appear to be straight on). Stay on this road for about 1.5 miles, you will go round a corner and over a bridge (Pooh Bridge). The entrance to Kittisford Barton is on the left between two large pillars.

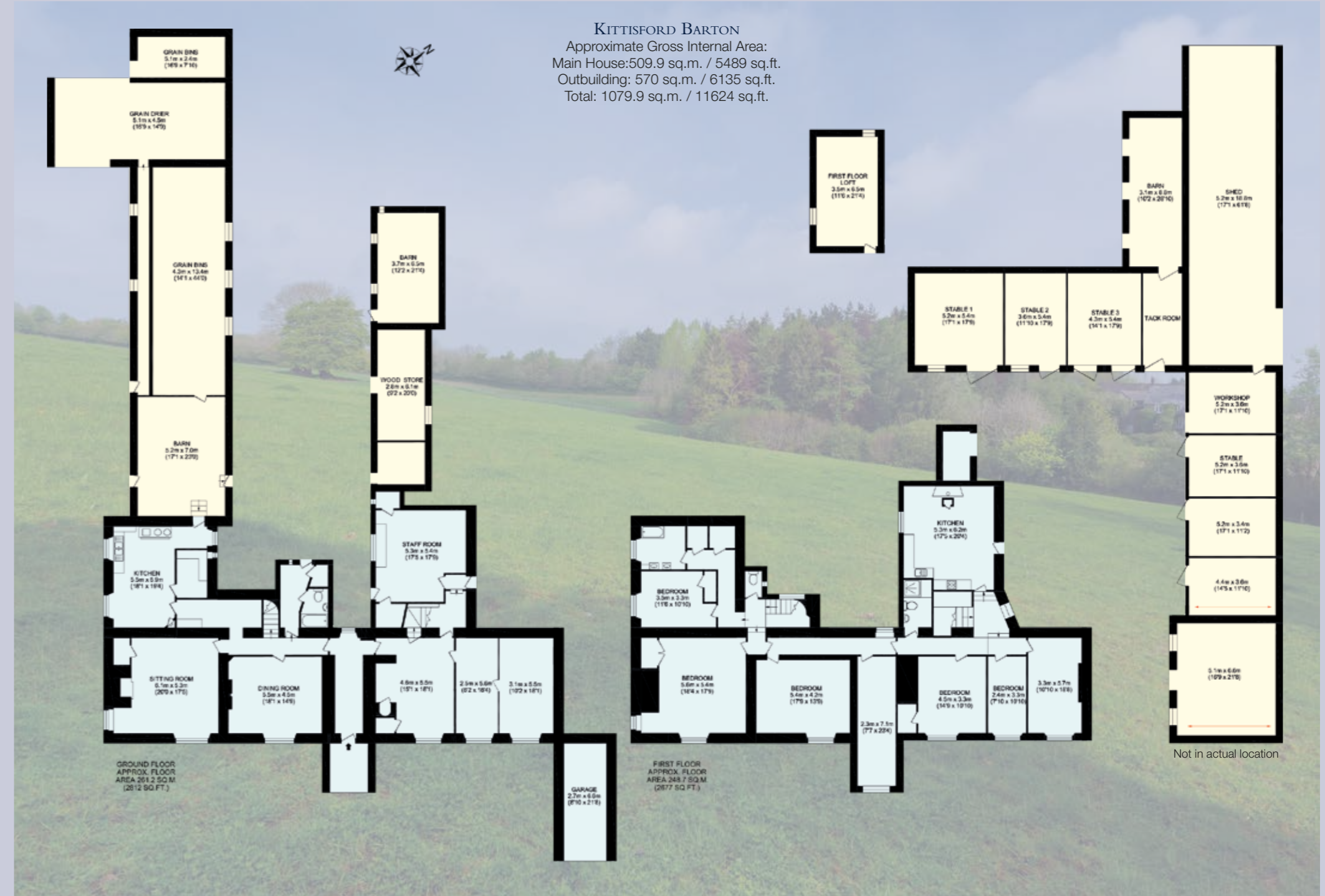
VIEWINGS

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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