The Manor House is a fine 15th Century Grade II*
Listed five bedroom south-facing Manor, with a
detached single bedroom annexe

The Manor House
Hall, Dining Room, Sitting Room, Drawing Room, Kitchen, Utility Room, Boot Room, Study,
5 Bedrooms, 2 Bathrooms

Magnolia Cottage
Kitchen, Sitting Room, Games Room, Bathroom, Bedroom

Planning permission to extend and link the cottage

Outbuildings, Mature Gardens, Orchard, Pasture

In all about 7.65 acres (3.1 ha)
Description
Ashington Manor is located in a delightful part of the South Somerset countryside within easy reach of the A303. The Manor is a fine 15th Century Grade II* Listed five bedroom south-facing house, with a detached cottage. The house is set up a tree lined driveway with mature gardens and grounds which extend to about 7.6 acres in total.

Location
- Mainline Rail Services: Yeovil Junction station offers a direct South West Train service to London Waterloo in about 2 hours. The town of Castle Cary to the north has a mainline railway station to London (Paddington) which can be reached within 2 hours at most times of the day.
- Schools: The area has become extremely popular because of its excellent selection of schools. Nearby schools include King's Bruton, Bryanston, Canford, Sherborne Schools for boys and girls, Milton Abbey, Lewiston and Millfield. Prep schools in the area include Port Regis, Hazelgrove, Sandroyd, Hanford and Knighton. As well as The Park and Chilton Cantelo in Yeovil, and Mudford School, Mudford.
- Leisure facilities: Golf courses nearby at Yeovil Golf Course, Sherborne and Wincanton. Racing at Wincanton (national hunt) and Salisbury (flat). There is excellent walking and riding in the surrounding picturesque countryside. The south coast is within easy reach and offers an array of water sports at Poole, Weymouth and Lymington.

Manor House
This historically important Manor House benefits from an impressive entrance; balustraded stone walls flank the stone pillar gate posts, leading through to a straight gravelled drive with an avenue of Indian Bean trees and manicured lawns to either side. The drive leads up to the front south facing facade of the house where there is ample space for parking and turning.

The handsome Grade II* Manor House dates back to the 15th Century and is constructed of Ham stone. The house was originally twice its current size; the South having been halved, with the doorway relocated, after 1820. The building is now L shaped with 17th Century prominent stepped chimney stacks. The accommodation is found over three floors with interior period features throughout including stone mullioned windows, wrought iron casement windows, 17th Century fireplaces, arched 15th Century stone door cases, 17th and 18th Century door panels.

The front south facing elevation has three bays with a central front door found within a heavy frame and shallow porch with a keystone detail. This leads into the Hall with Herringbone floor and a door left to the Dining Room featuring a large open fireplace with stone surround, a further door leads through to the Study with built-in cupboard, feature arched recess with shelf and door to garden.

The large triple aspect Kitchen/ Breakfast Room has a tile floor, large open fireplace with stone surround and wood burning stove and large stoned arched recess with shelving. There are fully fitted wall and floor kitchen units, De dietrich four electric...
hobs, Lacariche range with double oven, and five gas ring hob, sink and Miele dishwasher. A further door leads through to the Utility Room with tile floor, stable door to garden, built-in storage cupboards and plumbing for washer/dryer.

The inner Staircase Hall has an under stairs storage cupboard. A door to the left leads into the impressive double aspect Drawing Room with two large windows with views over garden. The focal point is a large open fireplace with stone surround and wood burning stove. A door leads through to the double aspect Sitting Room with an exposed beam, open fireplace with stone surround, high ceiling and doors to a secondary stone staircase within a tower and to the rear courtyard. Also off the Staircase Hall is a Boot Room with tile floor and basin and doors to separate WC and rear courtyard.

The stairs rise to a galleried, 1st floor, split landing. To the right a passageway with old open stone fireplace leads to triple aspect Bedroom 1 which features an open fireplace with stone surround and door to the tower staircase. Bedroom 2 has built in cupboards and an additional dressing room area with built in wardrobes. The en suite Bathroom includes a corner bath, WC and basin.

Steps lead down from the landing to Bedroom 3 with large lead light window, exposed beam and views over the drive. The Family Bathroom features WC, bath, shower unit, basin, heated towel rail, built in shelving and hot water cupboard. Steps from the landing lead up to the dual aspect Bedroom 4 (Master Bedroom Suite) that includes built in wardrobes and shelving in arched recess. The en suite Bathroom includes WC, basin and corner bath. The double aspect Bedroom 5 is a good sized room with basin and walk in cupboard with shelving. A roof hatch gives access to the Attic Room with window, currently used for storage and the water tank.

Manor House is currently occupied by an Assured Shorthold Tenant.

Garden
The pretty, traditional, English Country House gardens and grounds surround the house to the north, south and west. The majority of the gardens are laid to lawn and are bordered by mature yew hedging and high stone and brick walling. Herbaceous borders and well stocked flower beds intersperse the lawns and provide a pleasant array of hues and aroma.

To the north-west of the house is a stone and brick summerhouse that is currently used for storage. There is an additional brick garden store that is attached to the Cottage. Beyond is a kitchen garden with a picturesque orchard behind, which can also be accessed via a five bar gate from the west facing lawns. To the north-east of the house is a paved courtyard which is partly walled and partly enclosed by the house and Magnolia Cottage. The sheltered area includes a water feature, old pumping well and gates to the rear drive and garden to the north.
Magnolia Cottage and Games Room Annexe, Manor Farm

Gross internal area

149sq m (1603 sq ft)
Magnolia Cottage
Found on the far side of the courtyard, to the north east of the principal house, this single storey stone cottage and Games Room offers ideal entertaining or staff/guest accommodation. Some Quatrefoil panels from the former central projecting porch of the principal house are now set into the walls of the cottage. The building is not listed although does lie within the curtilage of the principal house.

The front door leads into an Entrance Hall with staircase and door to the dual aspect Sitting/Dining Room with fireplace (blocked in) and under stairs cupboard. A door from here leads into the fitted Kitchen with built in wall and floor units, quarry tile floor and sink. The Rear Lobby has a tiled floor, doors to garden and Bathroom with WC, basin and shower unit. On the first floor is a Bedroom with exposed beams.

Games Room Annexe
Accessed directly from the courtyard or internally from the Cottage, this fantastic entertaining room features exposed store wall and beams, built in bar, fireplace with brick surround, double doors to garden at rear and roof access to loft space used for storage which could provide further bedroom accommodation. A passage with separate WC and basin interlinks the Games Room Annexe and Cottage.

Planning Consent
There is planning permission to carry out internal and external alterations/refurbishment to include the repositioning of internal floor/partitions/structures, and the erection of a glazed green oak extension to link Magnolia Cottage to the main house. Extend the utility room to the main house and add two conservation rooflights to Magnolia Cottage. For further details please speak to the agents or details can be found at South Somerset District Council. Application no. 16/01354/FUL.

Buildings & Pasture
There is a concrete secondary drive that also services the house, cottage and the selection of outbuildings, which include:

- Two storey traditional brick and pantile Barn
- Traditional open fronted barn
- An area to the side of the house used to be the site of a dairy with farm buildings. The majority of buildings have been removed and the area has been cleared. It now offers potential and could be utilised for the construction of an equestrian yard
- At the rear of the plot is a area of land currently down to grass and enclosed by post and rial fencing. This pastureland could easily be divided into smaller paddocks if so required

Directions
From London: Take the M3 south bound, leave at junction 8 onto the A303. Continue along the A303 and take A359 south towards Yeovil. As you come into Mudford, pass over the River Yeo and take the first right (before the garage) sign posted to Ashington. At the T – junction turn right towards Ashington and Limington. Carry on along this road into Ashington. As you round the left hand corner the entrance to the Manor is found on the right hand side, before the church.
General Remarks

Particulars of Sale
Please refer to the floor plans for room dimensions of the Manor, and the block plan for the outbuildings.

Method of Sale
The Manor House is offered for sale by private treaty.

Local Authorities
Somerset County Council: 0845 345 9166 – South Somerset District Council: 01935 462462.

Services for the Manor House and Magnolia Cottage
Mains water and electricity, oil fired central heating and private drainage.

Postcode Council Tax
Manor House – BA22 8ED Band G

Tenure
The property is sold freehold with vacant possession on completion.

Health and Safety
We would ask you to be as vigilant as possible for your own personal safety when making your inspection, particularly around the buildings.

Fixtures and Fittings
All carpets, curtains, window seat cushions, ornamental lights, garden ornaments and stone troughs are specifically excluded from the sale.

Viewing
Strictly by appointment through Savills Salisbury or Wimborne Office – 01722 426800 / 01202 836872

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