

COTHELSTONE MANOR

COTHELSTONE, TAUNTON, SOMERSET, TA4 3DS



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Taunton 8 miles; Taunton mainline station 6 miles
with trains to London Paddington;
Exeter city centre 38 miles and Exeter Airport 35 miles;
Bristol city centre 55 miles and Bristol Airport 35 miles.
(distances are approximate)

A Grade II* listed historical manor house
situated at the foot of the Quantock Hills close
to Exmoor, Taunton and the M5.

Approximately 5,020 sq ft of well maintained accommodation

5 bedrooms and 3 bathrooms

Landscaped gardens

Paddocks, Stables and Kennels

Grade I listed gatehouse

In all extending to just over 6 acres

SITUATION

Cotthelstone Manor sits at the foot of the Quantock Hills with a fine prospect and views across Taunton Vale. The Quantock Hills was the first area in England to be designated an Area of Outstanding Natural Beauty and is renowned for its dramatic scenery. The house is complemented by the ancient church of St Thomas (weekly BCP Sunday service) which sits behind it and two pretty stone (let) cottages to one side. The Manor is 2 miles from the village of Bishop's Lydeard which has several village stores including a butcher, two public houses, a dentist, doctors' surgery and West Somerset Railway with its steam trains. The county town of Taunton provides a wider range of amenities. Junction 25 of the M5 is the far side of Taunton and 10 miles away. The railway station is this side and only 6 miles away with a mainline service to London Paddington. Exeter Airport and Bristol Airport are both 35 miles away.





DESCRIPTION

The Manor sits at the end of a tree-lined drive which passes through the gatehouse into a forecourt. The house dates from the early 1600s although there has been a settlement at Cothelstone since Saxon times. The Manor was given to Sir Adam de Coveston by William the Conqueror and there has been a house on the site ever since in the ownership of just two families. The house has retained its historical charm throughout the centuries and remains a lovely family home in this very attractive location.

The front door opens into a great hall with a fine staircase leading to a gallery and five large bedrooms. The kitchen is fully fitted with an oil fired Aga, a Rangemaster and a separate larder. There is a raised room off the kitchen with lovely views over the garden. Between the hall and the kitchen is a good sized cloak/boot room and a separate WC with wash hand basin. The back stairs lead up to the north wing from here. Off the other side of the great hall are the drawing room, dining room and smaller sitting room/office. The two larger rooms and the great hall have open fireplaces.

FIRST FLOOR

An impressive main staircase leads to the gallery lit by three of the leaded windows. Off the gallery in the south wing is the master suite comprising a large bedroom with two dressing-rooms, large ensuite bathroom with bath, WC and two wash hand basins. Bedroom 2 is also off the gallery in the south wing and has an adjoining bathroom with bath, WC and wash hand basin. The gallery then leads to the north wing landing with Bedrooms 3, 4, and 5 and a family bathroom with bath, WC and wash hand basin.

GARDENS AND GROUNDS

Four gardens surround the house and are well maintained. The forecourt has three small lawns and parking for several cars. The main lawns are to the north side of the house and raised with two sets of steps from either the courtyard or forecourt beside the gatehouse. This garden has a listed 16th century corner gazebo. The courtyard at the back of the house is also a landscaped garden. The smallest garden on the south side is a lawn with a yew hedge. The manor was once a fortified house with high walls and six courtyards but the walls were lowered around two hundred years ago.

OUTBUILDINGS

The stable yard is on the south side of the house beyond an area of lawn outside the gardens which is used as the church car park. Here there are six stables, tack room, large shed, three garages and a pair of kennels. The three paddocks (one walled) are accessed from the stable yard.

SERVICES

Private water, mains electric, private drainage, oil-fired central heating.

TERM

This property is offered to let on a minimum 12 month Assured Shorthold Tenancy but a longer term is preferred.

RENT by negotiation.

OUTGOINGS

The tenant will be responsible for all outgoings to include Council Tax (Band H).

FEES

Applications for use of the property as a business enterprise will be considered.

Pets may be allowed by negotiation.

A deposit equivalent to two month's rent (depending on pets) will be payable at the start of the tenancy refundable on vacating subject to any deductions.

The tenant will be responsible for the administration fee of £200 plus VAT to cover drawing up the tenancy agreement and registering the deposit with the Tenants' Deposit Scheme.

Referencing costs will be £20 + VAT per person. An incoming/outgoing inventory will be required, the cost of which is split 50.50 and subject to confirmation by an external inventory clerk.

FIXTURES AND FITTINGS

The property is available unfurnished. Fitted carpets will remain.

DIRECTIONS

Leave the M5 at junction 25 and follow the A358 west through Taunton towards Minehead. Continue on the road for approximately 5 miles and at the second rural roundabout take the third exit into Bishop's Lydeard. Follow this road up and out of the village for about 2 miles until you reach the archway over the entrance to Cothelstone Manor on your left.

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 so that you do not have a wasted journey. Thank you.

COTHELSTONE MANOR
 Approximate Gross Internal Area:
 466.5 sq.m. / 5020.8 sq.ft.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G	1	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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