



PENN HOUSE

PENN LANE, HARDINGTON MANDEVILLE, SOMERSET

JACKSON-STOPS 

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HARDINGTON MANDEVILLE
SOMERSET, BA22 9PL

A SUPERBLY LOCATED AND THOUGHTFULLY DESIGNED EDGE OF VILLAGE HOUSE WITH FAR REACHING VIEWS, SUBSTANTIAL OUTBUILDINGS, STABLES AND PADDOCK



DISTANCES (APPROXIMATE)

YEOVIL: 5 MILES
SHERBORNE: 11 MILES (LONDON
WATERLOO 2 HRS 15 MINS)
DORCHESTER: 21 MILES

GROUND FLOOR

- Entrance Hall
 - Breakfast Room
 - Kitchen
 - Studio/Play Room
 - Sitting Room
 - Dining Room
 - Snug
 - Conservatory
 - Utility
 - Shower Room
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FIRST FLOOR

- Principal Bedroom with Ensuite Bathroom and Balcony
 - Two Further Double Bedrooms
 - Fourth Bedroom
 - Family Bathroom
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GARDEN AND GROUNDS

- Workshop
- Double Garage
- Double Carport
- Log Cabin
- Three Stables and Tack Room
- Fabulous Gardens with Large Pond
- Substantial Driveway Parking
- Total Grounds of Circa 4.5 Acres



THE PROPERTY

Approached through timber gates that open into a gravelled driveway, Penn House makes a striking first impression. Sitting in an elevated position, the modest 1930s house that originally presided over these wonderful views to rolling countryside, has been transformed, through a significant programme of works, into something more appropriate for its prestigious location. With predominantly stone and brick elevations under a tiled roof, the property is entered via a cast stone portico into a welcoming entrance hall off which the main reception rooms can be found. The inviting breakfast room features a wood burner, built in dresser and ample space for family dining. It flows seamlessly through to the beautifully appointed kitchen, with stone flooring, a range of wall and base units under a granite worktop with breakfast bar, integrated Siemens dishwasher, Britannia range cooker with five ring gas hob over, integrated fridge and double Belfast sink. A utility room provides further space and connection for a washing machine and freezer and leads on through to a shower room with cubicle, basin and WC.

The dining room is conveniently positioned just off the kitchen and a conservatory extends the living space, bringing the outside in, making the most of those views. A large studio space, with access to the gardens and vaulted ceiling giving a wonderful sense of light and space, could also fashion itself as the ideal play room or teenage hangout, as required. The sitting room is perfectly proportioned and thanks to its quadruple aspect, enjoys plenty of light, with large floor to ceiling sash windows and French doors allowing guests to spill out onto the terrace. A particularly cosy snug, with wood panelled walls, a range of beautiful book cases and an open fire creating a unique atmosphere, is the perfect spot for those winter nights in.

Stairs rise to the first floor galleried landing off which four bedrooms can be found. The principal bedroom is very generously proportioned with its vaulted ceiling, triple aspect, numerous wardrobes and French doors leading out onto a private balcony. A large ensuite bathroom with bath tub, shower cubicle, twin basins, bidet and WC further enhances the set up. There are two double bedrooms, with built in wardrobes, a further single bedroom to the front and a family bathroom. Access can be gained from the landing to a large boarded loft.

OUTBUILDINGS AND GROUNDS

A stable block with three stables and a tack room sits opposite a timber framed car port for two cars. An enormously versatile, light and well insulated double garage/workshop adjoining this provides some exciting options and would be ideal for classic car enthusiasts, thanks in part to the vehicle inspection pit. It equally would work well as a games room and has been known to host the odd party. A wood burner provides some comfort on cooler evenings.

As well as a large paddock for livestock, the gardens are a real delight, having been well tended over the years. The excavation of a large pond is a haven for wildlife, planted with a great range of native species, whilst also enhancing the views. There is even a deck from which to launch a small boat. Another feature worth noting is the idyllic log cabin, doubling as a potting shed, that sits behind a low level picket fence with cottage garden and is the perfect quiet refuge. The vegetable garden, with fruit cage, greenhouse and watering system from a private bore hole, is well stocked, as are the plentiful borders that complement this established garden. Mature trees and shrubs provide a profusion of year round colour and interest. A large terrace at the rear of the property, ideal for BBQs, al fresco dining and evening sun downers completes the picture at this enormously impressive property. Total land holding of c. 4.5 acres.





LOCATION

Penn House sits above the popular village of Hardington Mandeville on the Somerset/Dorset border which is host to a pub, The Royal Oak, a shop with Post Office and a church, along with a gardening club, amateur dramatics group and WI, amongst others. The village hall and community playing field provide a variety of activities for all ages. Many people who move here stay for many years, such is the attraction of the village community.

Surrounded by magnificent rolling countryside, this is a beautiful part of the country yet remains extremely accessible due to the A30, A303 and good rail links from Yeovil Junction on the Exeter to Waterloo line. In addition, the M5 is within easy reach at Taunton and the village therefore enjoys the best of both worlds, being secluded yet accessible. The regional centre of Yeovil is within easy reach and has the full range of facilities whilst alternatives include Crewkerne, a typical Somerset market town and Sherborne, dominated by its Abbey and historic schools.

SPORTING AND RECREATION

There are numerous golf courses within easy motoring distance including Sherborne and Yeovil. Racing at Wincanton, Salisbury, Bath and Exeter. Water sports on the Dorset coast (about 30 miles) or on Sutton Bingham Reservoir near Yeovil. Riding and walking on an extensive network of bridleways and footpaths. Theatres at Bath, Taunton, Salisbury and Bournemouth. The Newt country estate and Hauser and Wirth in Bruton provide further cultural opportunities.

EDUCATION

The area is particularly noted for the high quality of its schools including independent schools such as Sherborne School for Girls, Sherborne School for Boys, Sherborne Preparatory School, Hazlegrove, Port Regis, Leweston and Bruton Schools as well as Bryanston School in Blandford Forum, along with highly regarded state schools at Sherborne and Gillingham.



LOCAL AUTHORITY

South Somerset District Council. Tel: 01935 462462

Council Tax Band: F

SERVICES

Mains services – water, electricity

Private drainage

Oil fired central heating

Solar panels

Additional private bore hole water supply

EPC – E

CONTENTS, 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 through separate negotiation.

DIRECTIONS AND VIEWINGS

Postcode BA22 9PL

What3words ///yield.locals.reconnect

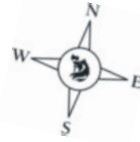
On entering Hardington Moor on Primrose Hill from the north, turn left up Lyatts Hill. Proceed until the cross road at which point take a right on Penn Hill and continue for just under 500 metres when the entrance to Penn House will be on your right through wooden gates flanked by stone walls and gate posts.

VIEWINGS: Only by appointment with Jackson-Stops' Sherborne Office. 01935 810141.



Penn House, Penn Lane, Hardington Mandeville, Yeovil

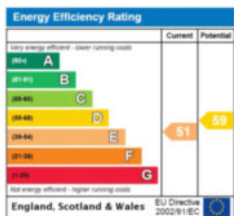
Approximate Area = 3605 sq ft / 334.9 sq m
 Garage = 1195 sq ft / 111 sq m (excludes double carport and log store)
 Outbuilding = 399 sq ft / 37 sq m
 Total = 5199 sq ft / 482.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Jackson-Stops. REF: 1302920



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

SHERBORNE

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