

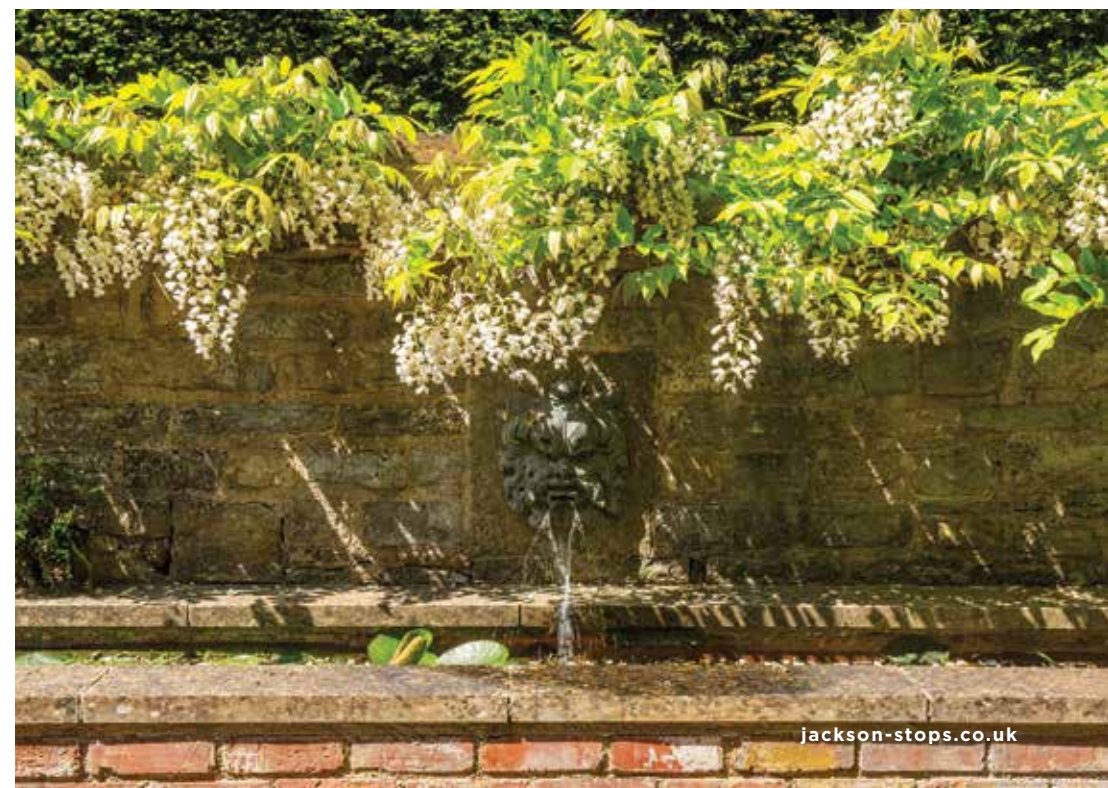
THE YEWS

WATER STREET, CURRY RIVEL, LANGPORT, SOMERSET



JACKSON-STOPS







THE YEWS

WATER STREET, CURRY RIVEL, LANGPORT, SOMERSET

A PARTICULARLY HANDSOME AND DISTINGUISHED GEORGIAN VILLAGE HOUSE BEING WELL PRESERVED AND OFFERING WELL PROPORTIONED AND ELEGANT ROOMS TOGETHER WITH TRADITIONAL OUTBUILDINGS AND ENCHANTING GARDENS AND GROUNDS



DISTANCES (approximate)

TAUNTON 11 MILES

M5 JUNCTION (25) 9 MILES

A303 PODIMORE 10 MILES

TRAIN TO LONDON PADDINGTON
(1 HOUR 45 MINUTES)

FEATURES

- Reception Hall with Beautiful Staircase
- Drawing Room
- Library
- Dining Room
- Ball Room
- Loggia
- Kitchen
- Rear Hall/Boot Room with Cloakroom and Pantry
- Mezzanine Landing with En Suite Guest Bedroom
- Family Bathroom
- Two Principal First Floor Bedrooms
- One further First Floor Bedroom
- Second Floor En Suite Principal Bedroom
- Two Attic Bedrooms and Storeroom
- Carriage Drive
- Coach House and Stables
- Tack Room
- Workshop and stores
- Garaging
- First Floor Coachman's Flat
- Open Fronted Barn
- Potting Shed
- Magnificent Glasshouse
- Kitchen Garden
- Sunken Garden
- Croquet Lawn with Deep Herbaceous Borders
- Orchard
- In all about 2.34 acres (0.95 hectares)





SITUATION

The Yews is found along a quiet village lane running off the village green and whilst on the edge of the village itself, enjoys a great deal of privacy. Curry Rivel is a thriving large village with ancient church, village green, primary school, general store, petrol station with Post Office, village inn and restaurant. The nearby market towns of Langport and Somerton offer a comprehensive range of day to day amenities.

Communications to this part of the country are good with the M5 motorway found at Taunton (Junction 25) and the A303 at Ilminster being within eight miles distant. Taunton, The County Town of Somerset provides a good shopping centre with many of the well known high street stores, is the home of the Somerset County Cricket Ground and has a mainline station with fast trains scheduled to arrive at London Paddington within an hour and forty five minutes on the fast service. Trains can also be boarded at Castle Cary on

the Great Western Line to Paddington. The area is excellent for well respected independent schools, including Millfield at Street, Hazlegrove, Sherborne and Taunton with King's College, Queen's College, Taunton School and the Richard Huish Sixth Form College. A number of nearby villages have popular inns and places to eat.

THE PROPERTY

The Yews is a truly fascinating and beautiful Georgian house and is worthy of its Grade II* Listing. A manor house, gardens and orchards have stood on the site for well over 500 years and for centuries it was the principal house of the village. At the core of the house is the old medieval manor, with the beamed ceilings of the period. In the mid-18th century the handsome five bay





entrance façade was built in finely cut Blue Lias stone with hamstone dressings and quoins. In the 19th century a splendid ballroom was built above which there is a well proportioned and light bedroom with en-suite bathroom and balconies overlooking the gardens. In typical truly symmetrical style, the front portico has a panelled front door leading into a fine reception hall with beautiful turning staircase which leads to the top of the house and is lit by a recently refurbished timber framed lantern. A drawing room has a plain stone fireplace with a Jotul wood burning stove, sash windows to the front of the house with original shutters, a corniced ceiling and a recessed bookcase. A library is found on the opposite side of the hall with a cut stone fireplace with open grate, handsome bookcase with cupboards and a ceiling cornice. The dining room, found in the centre of the house, has a fireplace with a high stone mantelpiece. A small lobby is found off the dining room and has a door out to the rear of the property, and a panelled door leads into the ballroom. A quite magnificent reception room with carved oak fireplace, exquisite ceiling cornice, an arched top window and French doors leading out to the loggia with mature grape vine

and jasmine. The kitchen has a range of panelled fronted cabinets with marble work surfaces with wall mounted shelves, Classic double china sink, and a wood burning Esse cooker with a module providing electric four ring hob and two ovens. A door from the kitchen leads out into the rear hall/boot room with flagstone floor, coat hooks and door to the cloakroom with high flush wc and excellent pantry/utility with ample shelving.

A mezzanine landing with linen cupboards leads to the en suite guest bedroom with painted floor, built in cupboards and an en suite bathroom with wc, pedestal wash basin and roll top bath. There is also a family bathroom with a rolltop bath, shower and pedestal basin found on this landing. The first-floor landing is particularly light, has three bedrooms; two with handsome fireplaces, wooden floors and sash windows overlooking the front of the house, the third bedroom having built-in cupboards. A second-floor mezzanine landing has a walk-in cupboard and a door to the principal bedroom. A particularly special room with French window with Juliet balcony, cornice and double doors to the bath/dressing room with central rolltop bath, wash basin, high flush cistern

and a wall of built-in cupboards. A further short flight of stairs leads to the full second floor, with two attic bedrooms, one panelled. There is also a storeroom on this floor.

GARDENS AND GROUNDS

Enchanting wrought iron double gates lead in from Water Street providing a pedestrian entrance to an area of gravel edged with lavender which stretches across the front of the house. Clipped yews, white mulberry, weeping holly and purple plum are found around the front of the house. The carriage drive also leads in from Water Street beyond wrought iron railings and gates and leads down to the spacious courtyard bounded by a high stone wall. The traditional outbuildings, which have been preserved in recent years, provide excellent garaging, workshop, original coach house, stalls and a tack room. The original Coachman's flat include a bedroom, wc and living area. The Victorian glasshouse provides a splendid feature, has been well restored and is planted







with an established peach and nectarine. There is a tiled floor with below ground water reservoir. A path leads to the gardens to the rear of the house where there is a pretty stone built potting shed and open fronted barn providing implement and log store. The kitchen garden has eight raised beds for vegetables and cut flowers with structural topiary. There is a spring garden with bulbs, hellebores and Amelanchiers. An additional deep growing bed has a backdrop of fan trained apricots. Lawned gardens stretch out to the south side of the house, edged with established beech hedge and lead round to a delightful parterre with box and weeping pears. Stone steps leads down to a sunken garden with white wisteria and a raised long lily pond. A further flight of stone steps leads up to the partly walled garden with a croquet lawn, deep beautifully stocked herbaceous borders and garden store. Two magnolia grandifloras provide a feature at the western end of the garden with espaliered pears and a row of goblet yews. Beyond the beech hedge lies a more informal orchard garden and wild flower meadow with two magnificent Wellingtonias, rare varieties of apples, crab apples, pears, quince, mulberry, greengage, damson, medlar and walnut. There is a wildlife pond with established rushes and a charming timber treehouse.

PROPERTY INFORMATION

Postcode: TA10 0HH.

Services:

Mains Water and Electricity. Private Drainage. Oil Fired Central Heating.

Local Authority:

Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.
Telephone: 0300 123 2224. www.somerset.gov.uk

Tax Band: G.

EPC Rating: Exempt.

Contents, fixtures and fittings:

Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing:

By appointment with the sole agents Jackson-Stops, Taunton office:
8 Hammet Street, Taunton, Somerset, TA1 1RZ. Telephone: 01823 325144.

Details prepared April 2025 and Photographs taken May 2025.

For sale by private treaty with vacant possession on completion.



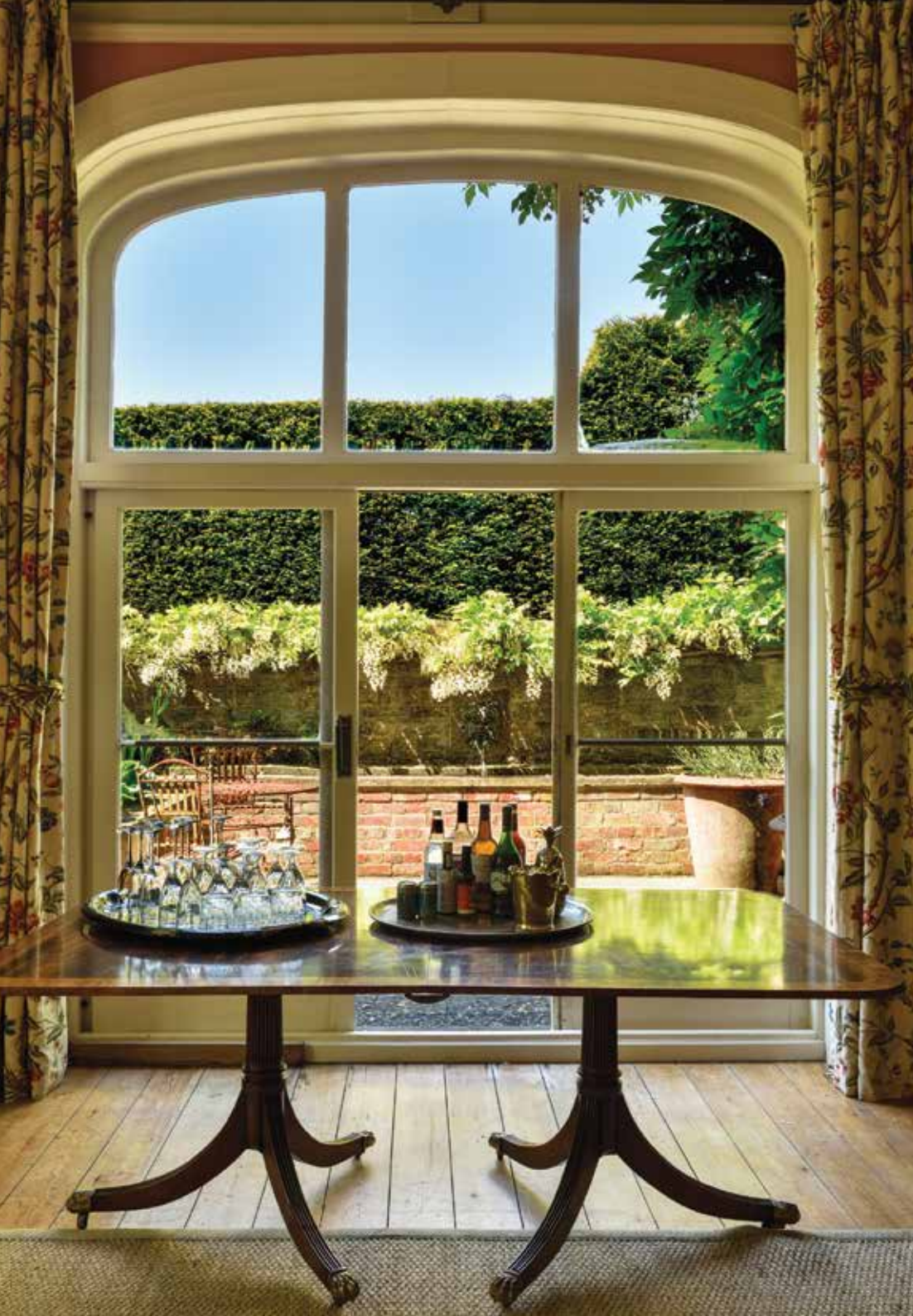
LOCAL DIRECTIONS: (POST CODE: TA10 0HH)

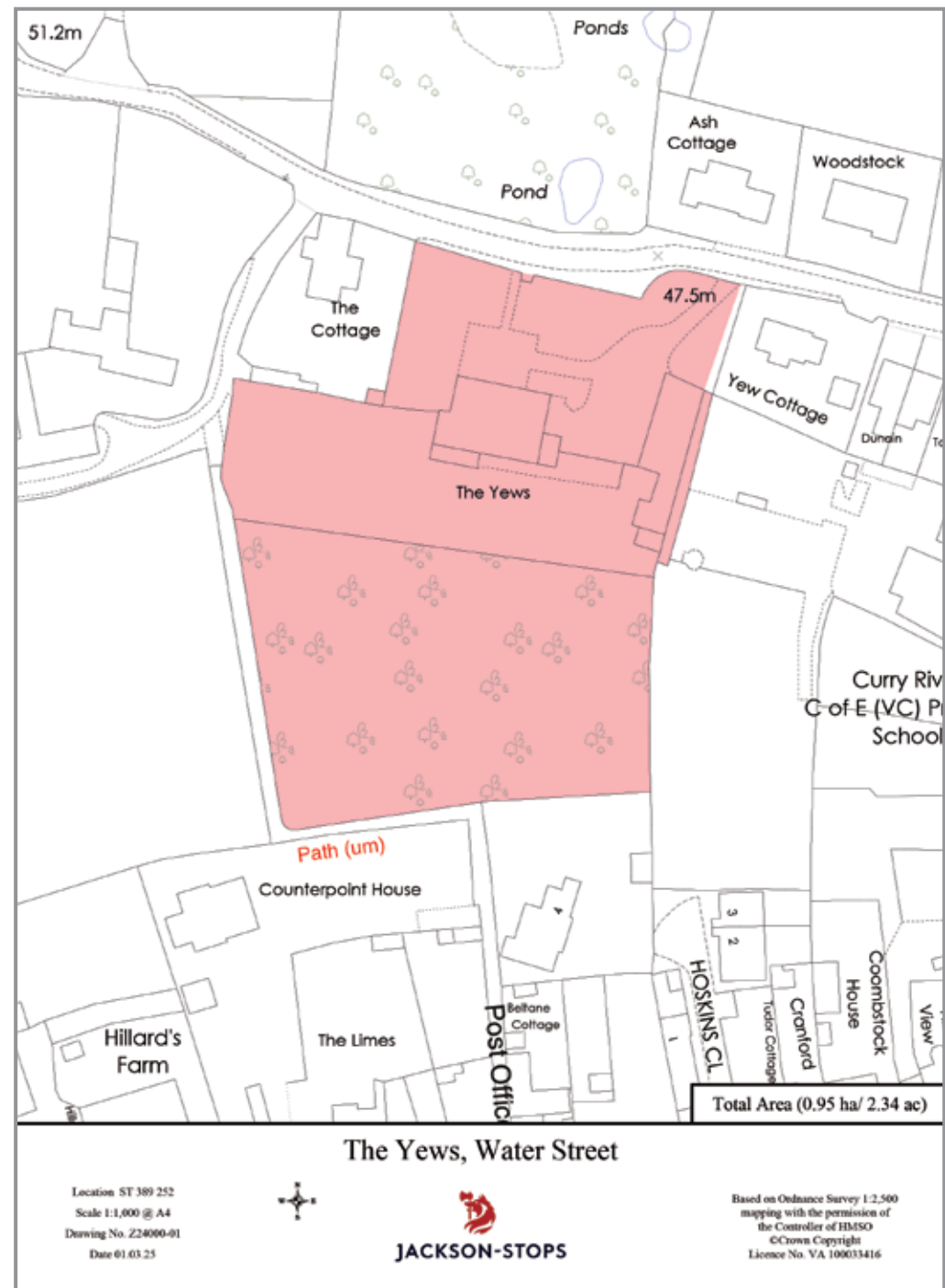
Directions from Taunton:

From the M5 (Junction 25) take signs towards Ilminster on the A358. At the Thornfalcon traffic lights turn left onto the A378 signposted to Curry Rivel and Langport. Proceed into the village of Curry Rivel and in the centre of the village turn left at the crossroads with Shell garage and Bell Inn on your right. Proceed along this road for approximately 150 yards. Turn left at the village green and go straight over the mini crossroads into Water Street. The gate and drive to The Yews is about two hundred yards along this lane on your left-hand side.

Alternatively, and also from Taunton:

Follow directions as above on entering the village of Curry Rivel look out for a sign to the left into Heale Lane. Proceed along this lane to the first junction, turning right, passing through the countryside and taking the next turning right. Take this lane, follow for approximately half a mile, around a left hand corner, continue on and you will find the entrance to The Yews on the right hand side.





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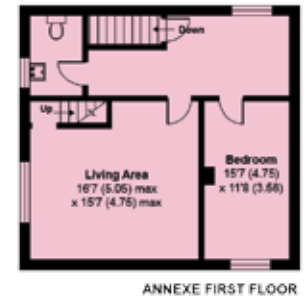
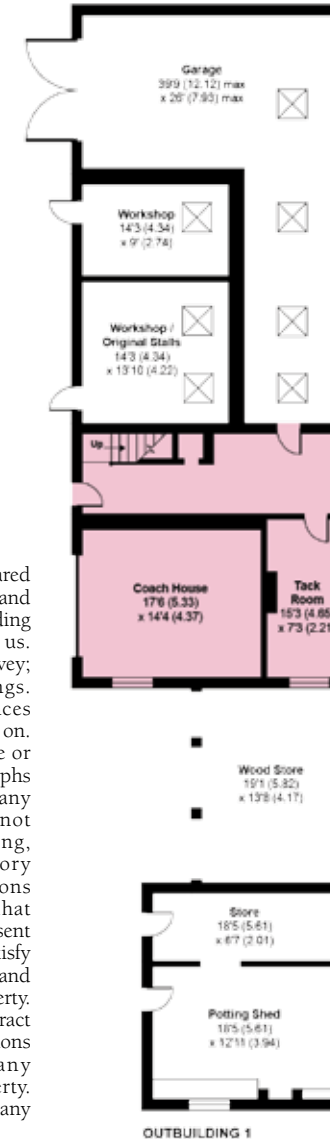
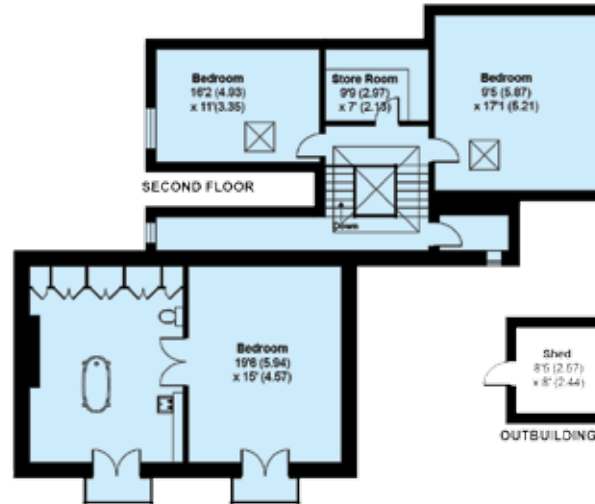
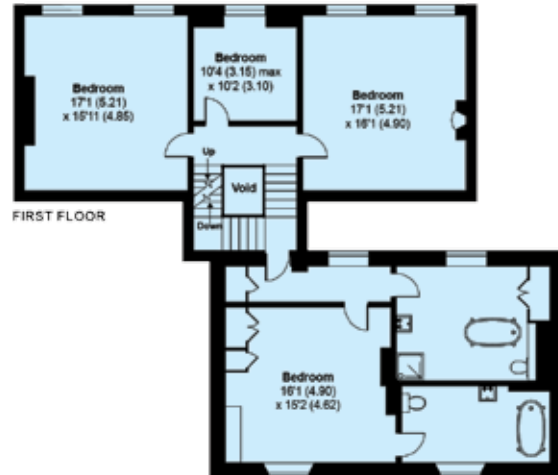
Approximate Area = 5454 sq ft / 506.6 sq m

Annexe = 918 sq ft / 85.2 sq m

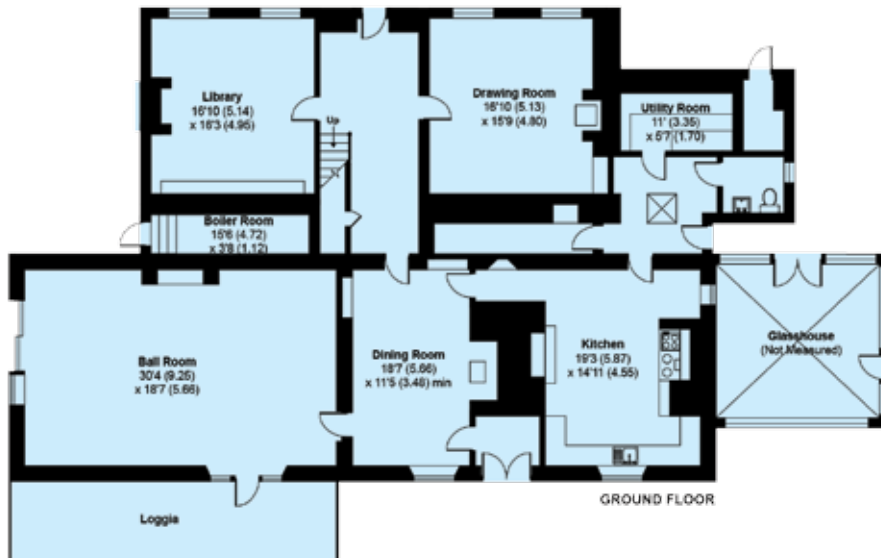
Garage = 868 sq ft / 80.6 sq m

Outbuildings = 1133 sq ft / 105.2 sq m

Total = 8373 sq ft / 777.8 sq m



NB. This Floor Plan is for illustrative purposes only. All dimensions are approximate.



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.



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