



PARTWAY HOUSE
HARDINGTON MANDEVILLE, SOUTH SOMERSET

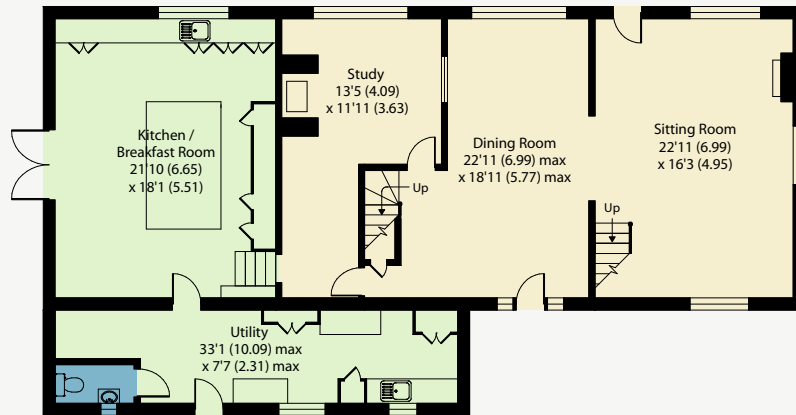
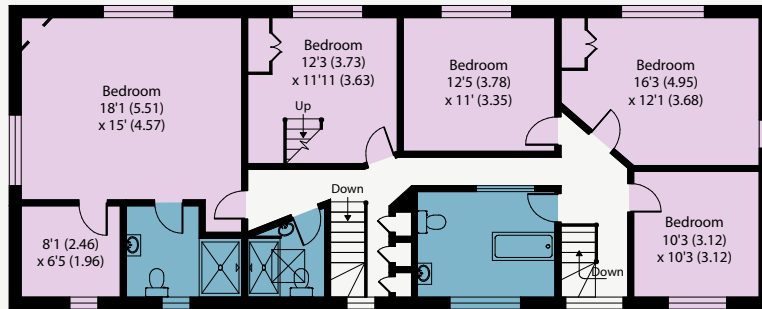
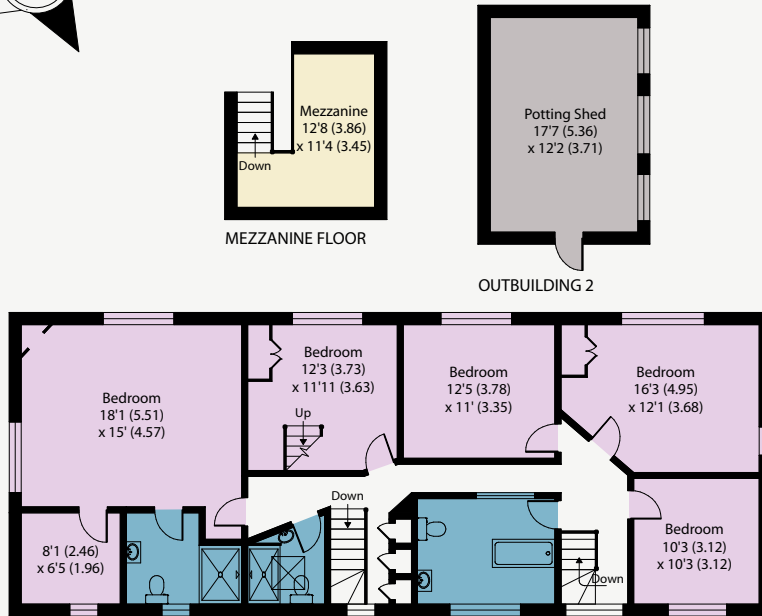
JACKSON-STOPS 

Partway Lane, Hardington Mandeville, Yeovil

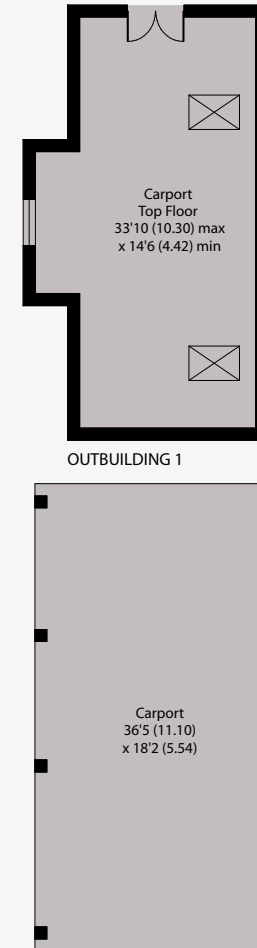
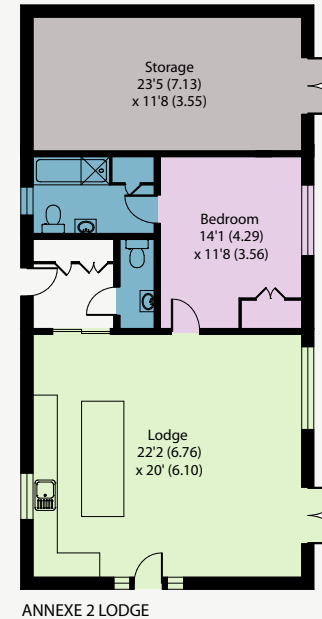
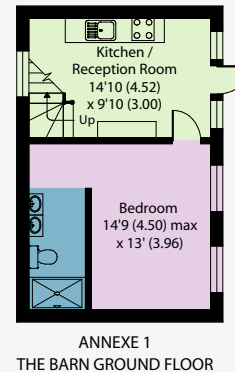
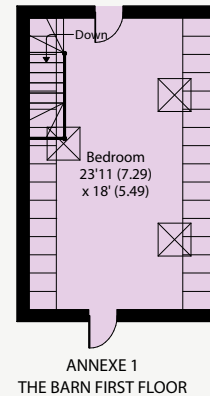


Approximate Area = 3190 sq ft / 296.3 sq m
 Including Limited Use Area(s) = 112 sq ft / 10.4 sq m
 Outbuildings = 747 sq ft / 69.3 sq m
 Annexe = 608 sq ft / 56.4 sq m
 Annexe Lodge = 1025 sq ft / 95.2 sq m
 Total = 5682 sq ft / 527.8 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Jackson-Stops. REF: 966657



PARTWAY HOUSE
PARTWAY LANE, HARDINGTON MANDEVILLE
YEOVIL, SOMERSET, BA22 9PN

A TRADITIONAL STONE BUILT HOUSE RECENTLY AND VERY CLEVERLY RENOVATED IN A CONTEMPORARY STYLE WITH VERSATILE, SECONDARY ACCOMMODATION IDEAL FOR MULTIGENERATIONAL LIVING AND PRODUCING A VERY HEALTHY PRIVATE INCOME, IN A WONDERFUL LOCATION WITH VIEWS.



DISTANCES

YEOVIL 4 MILES (LONDON WATERLOO
FROM 2 HOURS 25 MINUTES)
CREWKERNE 7 MILES
A303 7 MILES
SHERBORNE 10.5 MILES

MAIN HOUSE

- Sitting room
- Dining room
- Study
- Kitchen/breakfast room
- Utility & WC
- Principal bedroom with en suite shower room & dressing room
- Four further double bedrooms
- Family bathroom
- Shower room
- Mezzanine

THE BARN

- Kitchen/reception
- Ground floor double bedroom / reception room
- Shower room
- Spacious loft bedroom with wood burning stove

THE LODGE

- Open plan sitting / dining room / kitchen
- Double bedroom
- Bathroom
- Separate WC
- Adjoining storage room
- Three bay car port with versatile roof space / games room above
- Delightful gardens, with mature shrubs & trees, paved terrace, raised beds & potting shed
- Paddock of circa 1 acre
- In all approximately 2.5 acres

THE PROPERTY

Situated in an idyllic and peaceful location, this Victorian house has been the subject of a recent and substantial programme of works that ensure that it is now fit for the demands of modern day living. The property offers hugely flexible accommodation to suit most families' needs, and with two excellent private schools, Perrott Hill and Leweston nearby, makes for a perfect country lifestyle without compromising on modern comfort or connectivity.

The property also benefits from substantial and versatile ancillary accommodation, making it ideal for those who might have dependant relatives and are looking for multigenerational living, or perhaps wish to generate some additional income from rentals.

- Proven, strong holiday-let performance
- Airbnb listing has outstanding reviews making it a top listing
- The house can be sold fully turnkey (by separate negotiation,) making for a very easy transition for an investor, with existing agents, cleaners and gardeners already in place
- Huge investment in improvements overall
- Additional 1-bedroom lodge with its own private garden
- Addition of gym & games room
- Premium hard-wired hot tub (professionally installed)
- Remodelled en-suite master bedroom and 2nd master bedroom
- All sash windows professionally refurbished
- Kitchen modernisation:
 - o Underfloor heating
 - o High-quality materials
 - o Modern infrastructure
- EV charger installation
- Professional-grade internet and Wi-Fi, with strong coverage inside and outside the property





THE MAIN HOUSE

Built in 1860 in local Hamstone with brick detailing under a slate roof, this unlisted property has undergone a fastidious programme of works and numerous upgrades from its original form, yet still retains a great deal of charm and character and is notably light and airy with broad sash windows and wonderful high ceilings.

Ideal for a family and entertaining, the large refurbished kitchen with underfloor heating has a most impressive central island with granite worktops, a table with granite worktop same as the island, a mix of painted and natural wood units that incorporate integrated appliances such as a Miele hob, two oversized Smeg ovens, Bosch fridge and freezer, a Miele dishwasher and a wine cooler. French windows lead from here onto a large, paved terrace with the garden and views of the countryside beyond. A spacious utility with separate cloakroom just off the kitchen ensures this is also a very practical house.

The drawing room is also an impressive space, with its triple aspect and open fireplace providing a comforting focal point on those cooler nights. It lies just beyond the dining room connected via an archway that ensures that these spaces flow seamlessly and again, lend themselves well to entertaining. A study with Porcelanosa ceramic tiled floors and wood burner could also serve as an excellent playroom or snug, positioned just off the kitchen.

Stairs lead up to the first floor where the fabulous principal bedroom is located with its en suite shower room and walk-in wardrobe. There are four further double bedrooms, many of which enjoy the peaceful countryside views, along with a family bathroom, shower room and access to substantial loft via a galleried mezzanine. A second stairway, with galleried landing, leads back down.





THE LODGE

Lying just across a gravelled area, away from the house, is the recently converted Lodge, clad in wood under a pitched roof, providing a modern contrast to the main house. Inside the current owner has created a fabulous one bedroom, single storey residence with an open plan kitchen/living room, double bedroom with en suite bathroom, utility, and separate cloakroom. Outside there is a stone laid terrace which in turn leads round to a large garden/machinery store.

THE BARN

The Barn is a further one/two bedroom annexe with a traditional, brick exterior under a slate roof with a contemporary interior. On the ground floor is a kitchen/breakfast room and double bedroom with en suite shower room. Stairs then rise to a large space for dining and seating or perhaps as a second bedroom, with a balcony and external steps back down to the driveway.

CAR PORT & GAMES ROOM

Access to the house is via timber gates that give way to a tarmac drive with ample parking and access to a three-bay car port complete with electric car charger (zappie). Above the garage and accessed via an external staircase is a very good-sized and versatile room in the roof space, ideal as a games or events room.

GARDENS

The gardens are a delight and serve to seamlessly incorporate this impressive property into its equally beautiful surroundings. Whilst much of the formal garden is laid to lawn, interspersed with mature trees and shrubs and bounded by a mix of hedges, fencing and trees, a secluded spot has been given over to raised beds. Here also, along a stone path, is a large potting shed that could perhaps double as a romantic summer house. Adjacent to the house, just off the kitchen, is a substantial paved terrace surrounded by borders and hedging providing the ideal spot for al fresco dining. At the far end of the garden is a paddock of about one acre, taking the land holding to around 2.5 acres in total.





LOCATION

Partway House is positioned just off a quiet country lane, surrounded by rolling hills and beautiful countryside. The nearby village of Hardington Mandeville, a popular village on the Somerset/Dorset border. Many people who move here stay for many years, such is its attractiveness and sense of community. The village has a shop/post office, public house, the Church of St Mary, village hall and community playing field providing a variety of amenities for all ages.

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 school.

EDUCATION

The area is noted for its independent schools with Sherborne Boys' and Girls' schools, Leweston, Bryanston, Claysmore, the Bruton schools, Canford and Milton Abbey all within reasonable driving distance. The Gryphon secondary school in Sherborne is highly rated and is also within easy reach. There are numerous highly regarded preparatory schools in the area, including Hazlegrove, Leweston, Sherborne, Hazelgrove and Perrott Hill.



SPORTING & RECREATION

County cricket ground in Taunton. Theatres at Yeovil, Taunton, Bath and Bristol. Sailing and fishing on the Sutton Bingham and Blagdon lakes or Bristol Channel. The World Heritage Jurassic Coast and the lovely town of Lyme Regis are a real draw. Cycling and walking in the unspoilt countryside with an extensive network of footpaths and bridleways.

PROPERTY INFORMATION

SERVICES:

Mains water, electricity & drainage. Oil fired central heating

EPC RATING:

Main House - E Barn - C

LOCAL AUTHORITIES:

South Somerset District Council. Tel: 01935 462462

COUNCIL TAX:

Band F

TENURE:

Freehold with full vacant possession upon completion

VIEWINGS:

Strictly by appointment with Jackson-Stops

DIRECTIONS

What3words///swanky.fury.crinkled

From the centre of the village at the Village Hall & St Mary's Church, turn onto Wimborough Lane and continue to the T-junction. Turn left onto Partway Lane and the property will be found on the left after about 200 yards.





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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