

OLD MANOR HOUSE

STAWELL • BRIDGWATER • SOMERSET



JACKSON-STOPS





OLD MANOR HOUSE
STAWELL, BRIDGWATER, SOMERSET TA7 9AE

A PARTICULARLY HANDSOME LATE 18TH CENTURY MANOR HOUSE, LISTED GRADE II OFFERING BEAUTIFULLY PRESENTED AND ELEGANT ACCOMMODATION SET WITHIN WELL ESTABLISHED AND INTERESTING GARDENS



DISTANCES

STREET 9 MILES
GLASTONBURY 10 MILES
BRISTOL AIRPORT 25 MILES
TAUNTON 18 MILES
M5 MOTORWAY (J23) 4.5 MILES
(DISTANCES AND TIME APPROXIMATE)

ACCOMMODATION

- Period Portico
- Reception Hall
- Drawing Room
- Dining Room
- Cloakroom
- Beautifully Fitted Kitchen with AGA
- Garden Room with Bifold Doors to Garden
- Spacious Utility/Laundry Room
- Wine storage
- En Suite Principal Bedroom
- Three Further First Floor Bedrooms (One having En Suite)
- Family Bathroom
- Second Floor with Gallery Landing
- En Suite Bedroom
- Further Bedroom
- Ample Gravelled Parking (6 vehicles)
- Double Garage
- Workshop
- Part walled Kitchen Garden
- Double circular pond
- Enclosed Lawned Gardens
- Log shed
- Pod Point EV charger

In all about 0.74 acres (0.299 hectares).



LOCATION

Old Manor House occupies a prominent setting along the village road yet stands well back behind a formal low-level wall topped with neatly clipped bay hedge and pillared entrance with central gate. Stawell is a quiet unspoiled village lying in the foothills of the Poldens. Wells and Glastonbury are within easy reach, likewise Street with its well-known shopping mall and Millfield School. The M5 Motorway can be joined at J23 giving fast and easy access to Bristol and Exeter and a little closer Taunton, the county town of Somerset, also having a good range of independent schools.





THE PROPERTY

This classical period village house has over the years been beautifully restored and in more recent years remodelled to create excellent reception space. The property boasts a wealth of period detail which is evident from the elegant façade which includes Flemish bond red brick elevations with front door with a Gothic fan light set within the panelled portico. The reception hall is particularly spacious with an elegant staircase with swan neck handrail and balustrade and leads into the fine well-proportioned reception rooms. The dining room has a period fireplace with recessed cupboards with shelves and cupboards below and a ceiling cornice. The drawing room also has a fireplace with a slate mantelpiece and open grate and two fine arches and an exquisite ceiling cornice. Excellent family living space has been created with a well fitted kitchen with central island with a new electric AGA with module. There is ample room for a breakfast table and a wide opening into a garden room which has a fireplace with wood burning stove and bifold doors leading out onto the terrace and

gardens beyond. From the kitchen there is a small cellar area and door leading back into the hall where there is a cloakroom. A further rear porch leads into a spacious utility/laundry room with a range of built in cupboards.

The staircase leads to a mezzanine landing with hall and pretty oriel window with seat and range of bookshelves and doors into the principal bedroom which is particularly spacious with wall built in cupboards has a double aspect and a further built in cupboard. The en suite bathroom is particularly well fitted with two washbasins, a free-standing bath and a large shower. The principal landing gives access to the guest bedroom with an en suite shower room and separate WC, a further bedroom at present used as a study and further guest bedroom. There is a family bathroom which is well fitted with bath, WC and shower and has a built-in airing cupboard. The second-floor landing is spacious and leads to two further bedrooms one being en suite. Five/six bedrooms in all.











GARDENS & GROUNDS

The pillared entrance leads in from the village lane to ample gravel parking in turn leading to the double garage with adjoining log store. The front of the house is approached via a garden gate to an enclosed area secluded from the road, the house being adorned by a mature wisteria and roses and fig tree. The principal gardens lie to the east of the house are lawned and at present have a putting green, magnolia, ginkgo, copper beech and a variety of well stocked mixed borders. A wrought iron gate leads through into an impressive kitchen garden with rose arbour, a number of raised beds and soft fruits including raspberries, gooseberries, blackcurrants, loganberries and there is a productive asparagus bed. A large circular pond provides a great feature to the gardens, it is well stocked with irises, bull rushes and is surrounded by a path again edged with mature topiary. There is a deep terrace at the rear of the house enjoying lovely outlooks. A further area of the garden lies to the west has a Heartly Botanic greenhouse measuring approximately 10" x 8" an area with mature cherry, climbing frame and swings and has two timber garden sheds buildings with additional store. In all the gardens amount to 0.299 hectares (0.74 acres)



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TOTAL APPROX. FLOOR AREA

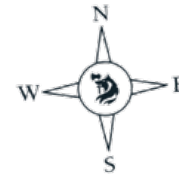
MAIN HOUSE = 4848 SQ FT / 450.3 SQ M

INCLUDING LIMITED USE AREA(S) = 140 SQ FT / 13 SQ M

GARAGE = 275 SQ FT / 25.5 SQ M

OUTBUILDINGS = 418 SQ FT / 38.8 SQ M

TOTAL = 5681 SQ FT / 527.6 SQ M



PROPERTY INFORMATION

Post Code: TA7 9AE

Services: Mains water and electricity. Oil fired central heating

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

Tax Band: G

EPC: E

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues are excluded from the sale. Carpets and all curtains and blinds are included and certain items are available by separate negotiation.

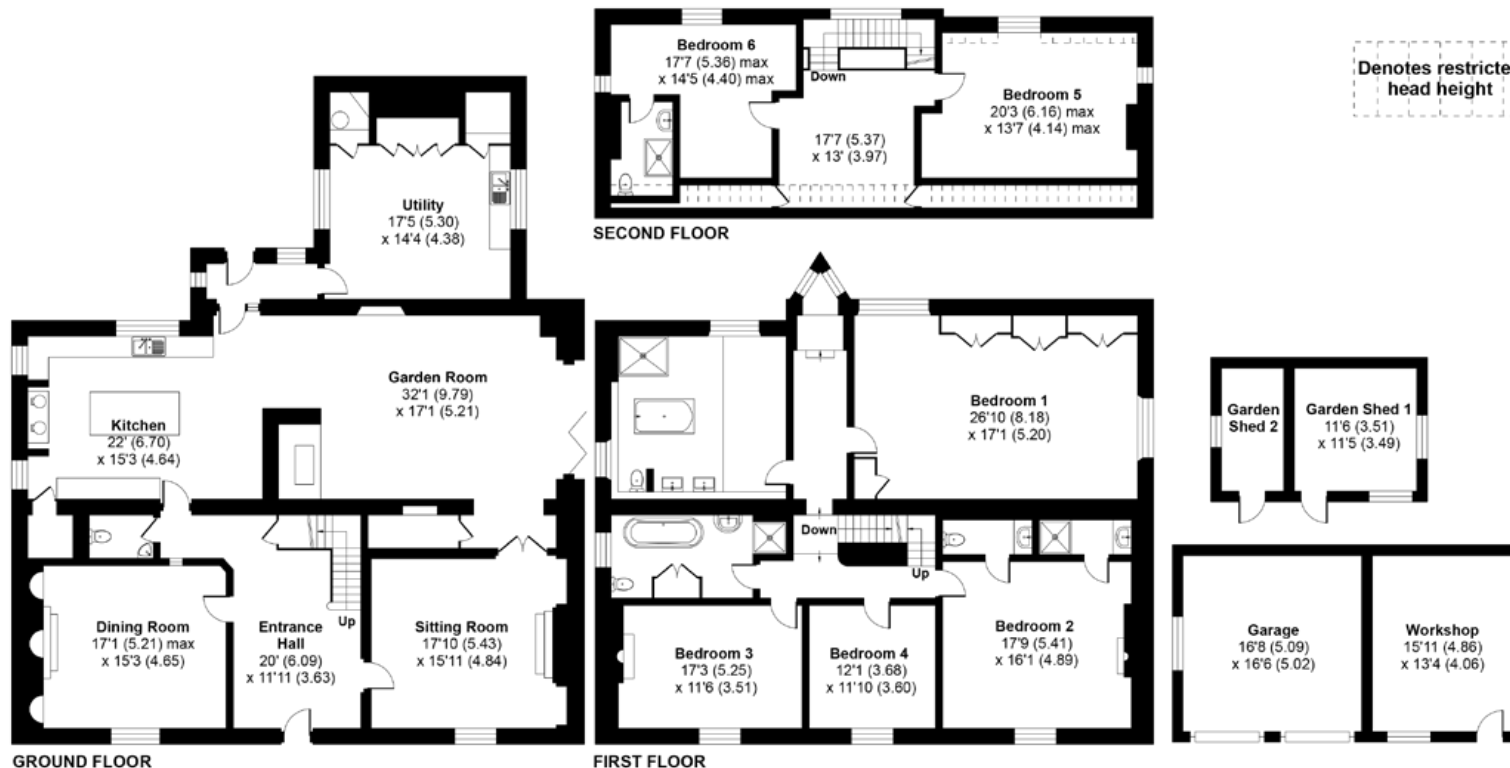
Directions: (Postcode TA7 9AE)

What3words: ///strictest.flagged.consumed.

On leaving the M5 at J23 take the A39 to Street/Glastonbury and proceed until the next T junction. Turn left passing Bawdrip and continue for three or four miles. Take a right turning to Stawell and proceed downhill. Turn right at the first T junction into the village and Old Manor House will be found on the right.

Viewing: By appointment with Jackson-Stops
Taunton office: 01823 325 144

Details prepared and photographs taken June 2025



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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.



TAUNTON

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