

RODWELL MANOR

WEST LAMBROOK, SOMERSET



JACKSON-STOPS







RODWELL MANOR
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A WONDERFULLY SITUATED HISTORIC MANOR HOUSE
LISTED GRADE II* SURROUNDED BY A LANDSCAPE
OF UNSPOILED FARMLAND



DISTANCES (approximate)
SOUTH PETHERTON 3 MILES
ILMINSTER 5 MILES
LANGPORT 7 MILES
YEOVIL 12 MILES
TAUNTON 16 MILES
EXETER 41 MILES

FEATURES

- Hall
- Sitting Room
- Great Hall
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Boot Room
- Cloakroom
- Master Bedroom with Dressing Area and En Suite Bathroom
- Guest Suite
- Four Further Bedrooms
- Family Bathroom
- Gravelled Carriage Drive
- Many Established Trees
- Lawned Gardens
- Mixed Beds
- Stone and Tiled Garage/Stable with Workshop and Garden Store
- Further Garden Buildings
- Pond
- Paddock
- In all about 5.18 Acres (2.10 Hectares)







LOCATION

Rodwell Manor occupies an enviable setting enjoying glorious outlooks over a well-timbered unspoiled landscape and farmland. It is set on the edge of the hamlet of West Lambrook and local facilities are available in the adjacent village of South Petherton which is just three miles away with good day to day amenities. There are also a range of shops and facilities at Martock and Ilminster. Both the towns of Yeovil and Taunton are about twelve miles away with a wider range of shops and facilities. The A303 is accessed at South Petherton providing fast and easy access to London via the M3 and there are mainline railway stations both at Taunton, Crewkerne, Yeovil and Castle Carey. This area of the West Country is well known for its excellent independent schools, including Sherborne, Millfield, Kings Bruton, Bryanston, Milton Abbey, Hazelgrove Proprietary School and of course Taunton with Queen's and King's Colleges, Taunton School and the Richard Huish Sixth Form College.

THE PROPERTY

Rodwell Manor is certainly an impressive and attractive Grade II* Listed Manor House with equally attractive south and north facing facades. Being thatched, the southern roof having been rethatched last year the house is typical of its period and with hamstone and blue lias stonework and small pane windows the property has many hallmarks of its age. No doubt originated as a medieval open hall house or two houses, there is evidence of development as the house has grown through the ages both in the 15th, 16th and 17th centuries. We understand the western wing was added in the 20th century and completes this beautiful old family home. A handsome panelled front door leads into an entrance hall with flagstone floor, a cloakroom, boiler room and further panelled double doors open into a small sitting room with an open fire, a range of bookcases and windows overlooking the gardens. An arch topped timber door leads into the great hall, a quite magnificent room with wooden floor and beautifully preserved roof timbers. The room has a handsome cut stone fireplace with a Clearview wood burning stove. The small sitting room leads on to the imposing drawing room which has a cut stone fireplace with an open grate, two windows with





seats, a cross beamed ceiling with attractive figured timberwork, a wooden floor and a door leading into an inner staircase hall with cupboards, intriguing staircase to the first floor and a further door down into the cross-passage hall with flagstones and a door to the south side of the house. The dining room is particularly spacious, has an unusual cut stone fireplace with wood burning stove with alcoves to either side, one with an opening into an original brick lined bread oven. There is a beamed ceiling stone floor and double aspect. A door leads from the dining room into the kitchen past the foot of a secondary staircase. The kitchen/breakfast room has a modern flagstone floor and range of panel fronted wall and floor mounted cabinets with granite work surfaces. There is a four-oven oil fired AGA and doors out into the terrace from which there are steps down to the gardens and a door through to a laundry room with deep sink with wooden drainers, ample room for deep freeze, washing and drying machines, hanging coats and a further door through to the boot room with cloakroom and lockable wine store, a Grant oil fired boiler and a door out into the gardens. The principal staircase leads up to the spacious first floor

landing with wooden panelling, exposed cruck beams and doors leading to the principal bedroom, which is found above the entrance hall and is particularly spacious with a dressing area with built in cupboards and an en suite bathroom with a wc, shower, a panelled bath and wash basin. A further bedroom also has a door into this bathroom and has a fireplace and timber studwork. There are two further bedrooms on this landing and a guest bedroom with exposed studwork, a double aspect, a handsome fireplace and an en suite with shower and wc. An inner landing leads past the head of the secondary staircase to a family bathroom with wc, bowl wash basin with cupboards and a panelled bath. Two further bedrooms are found off this landing, one presently used as an office. The secondary staircase leads back down into the kitchen.

GARDENS & GROUNDS

A pillared entrance has a traditional five bar gate leading into the gravelled carriage drive, which circles around a lawn with four mature cyprus trees. There is a lawned area, partly shaded by a hedge of mature beech to the east and a further lawned area lies to the southeast, is lawned and again with a number of specimen trees. The gravelled drive proceeds down to the outbuildings on its way passing the mature magnolia, a terrace and a Hartley Botanic traditional style greenhouse and on the opposite side a magnificent topiary high yew hedge. The garage/stable is a handsome building being stone built with a tiled roof and might (subject to planning permission) be turned into secondary accommodation. It is currently fitted with removable panels as a loose box, workshop, store and implement store. An enclosed kitchen garden has a number of apple trees and raised beds. Further implement buildings lie on the western boundary. A decorative pond lies within a more natural area of garden, which enjoys lovely views towards Barrington Court, farmland and is bounded by a variety of mature trees. More formal gardens include a large area of lawn surrounded by mixed borders and a raised terrace which lies on the









southwestern side of the house enjoying all available sunshine, enjoying the fragrance of the mature wisteria in spring and figs from a mature tree in the summer. A pillared pedestrian gate leads in from the tiny lane passing the house into gardens with mixed beds and climbing roses. A paddock lies on the opposite side of this lane and provides an opportunity for those wishing to keep a pony or possibly plant a small vineyard. There is a water supply to this paddock and a small copse.

In all about 5.18 acres (2.10 hectares).

PROPERTY INFORMATION

Postcode: TA13 5HA.

Services: Mains Electricity and Water. Private Drainage with new sewage

treatment plant. 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: H. **EPC Rating:** Exempt.

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, carpets and curtains, garden ornaments etc. 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 and Sherborne office: Telephone: 01823 810141.

Details prepared and photographs taken May 2025.

For sale by private treaty with vacant possession on completion.

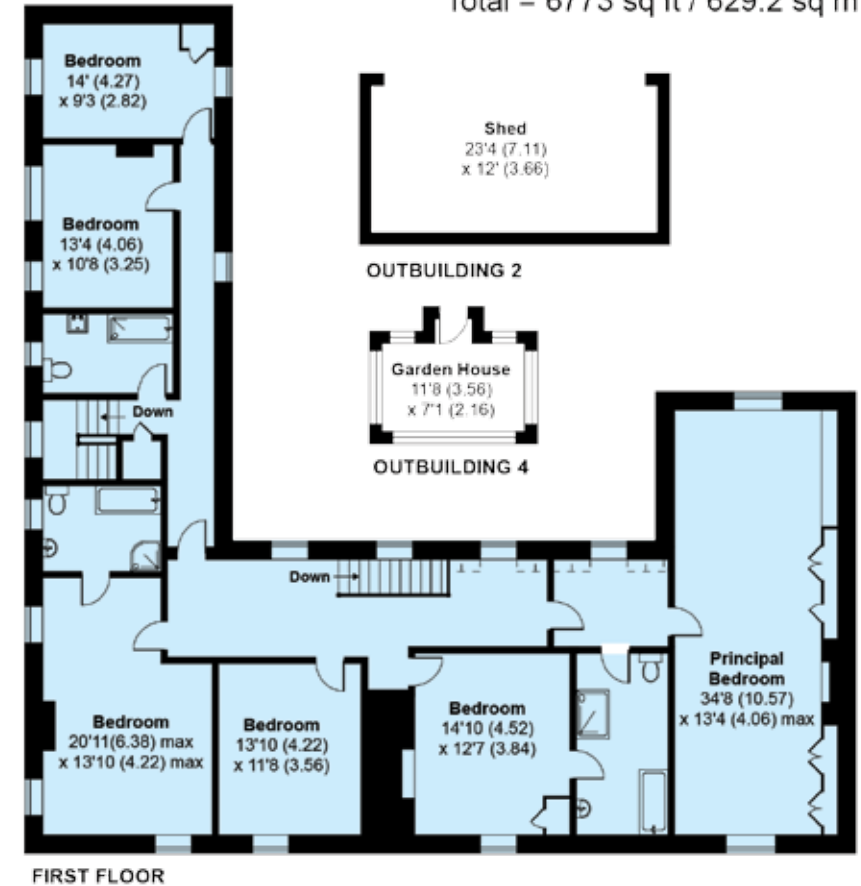
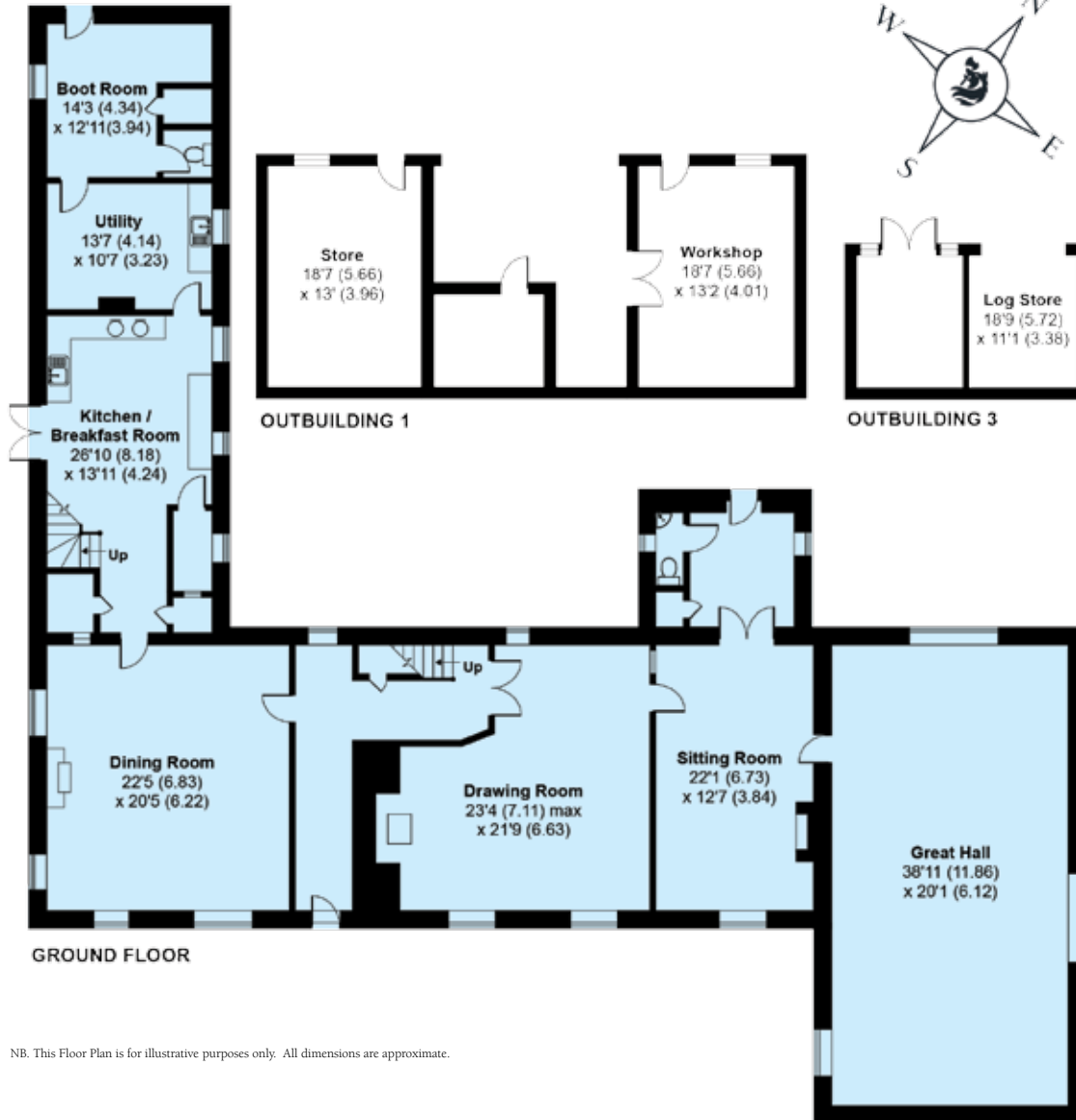
LOCAL DIRECTIONS: (POST CODE: TA13 5HA)

Access will normally be from the A303 whether from the East (London) or the West (Exeter). Come off the A303 at the South Petherton Roundabout and drive right through the village (St James Street, Palmer Street, Compton Road) Proceed straight along Compton Road/Compton Hill to the T junction at the end; turn right; proceed along Shapway to the T junction at the end; turn right and you are in West Lambrook; take the first left into West Lane. This turn is opposite a telephone box and is easy to miss. Go to the end of West Lane and you will see a stone wall with a high hedge, bear round to the right by the stone wall and the entrance gate to Rodwell Manor will be found on the left-hand side. Press the button on the gatepost and the gate will open automatically.

(If using What Three Words, key in “slack jelly explored”).

RODWELL MANOR, WEST LAMBROOK, SOMERSET TA13 5HA

Approximate Area = 5356 sq ft / 497.5 sq m
Including Limited Use Area(s) = 11 sq ft / 1 sq m
Outbuilding = 1406 sq ft / 130.6 sq m
Total = 6773 sq ft / 629.2 sq m



Denotes restricted head height

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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