



OLD TRACK

HILL END, HARDINGTON MANDEVILLE, SOMERSET

JACKSON-STOPS 

**OLD TRACK
HILL END, HARDINGTON MANDEVILLE
SOMERSET, BA22 9PY**

CHARACTERFUL HOUSE IN AROUND 5 ACRES
ENJOYING A SECLUDED POSITION WITH
BEAUTIFUL VIEWS ON THE EDGE OF A POPULAR,
SOCIABLE VILLAGE WITH SHOP AND PUB



DISTANCES (APPROXIMATE)

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

GROUND FLOOR

- Garden Room
- Sitting Room
- Snug
- Study
- Dining Room
- Kitchen
- Utility Room
- Downstairs Bedroom with Ensuite Bathroom
- Cloakroom

FIRST FLOOR

- Principal Bedroom with Ensuite Shower Room
- Two Further Double Bedrooms
- Shower Room

GARDENS AND GROUNDS

- Large Garden, Orchard and Field
- Triple Garage
- Greenhouse and Shed
- Terrace Pond
- Gravelled Parking
- Total Plot of Circa 5 Acres



THE PROPERTY

Approached down a long drive, Old Track is aptly named and commands wonderful views from an elevated position looking across lush pastures to wooded hills. Constructed of painted stone and render under a clay tiled roof, the core of the house dates back around 300 years, since when it has been extended to create spacious accommodation particularly on the ground floor. On entry, one is immediately greeted with the Somerset hills framed by extensive glazing in the recently re-built garden room, one of several reception rooms which lead onto the south facing terrace. A beautifully light, dual aspect and spacious sitting room with bi-fold doors and a Woodwarm stove leads into a snug, also kept cosy by a woodburner. The kitchen diner combines old with the new, where the cottage style dining area introduces the lofty, well equipped, bespoke kitchen. Built by Sherborne Kitchens, facilities include a range of painted base and wall units, a mobile storage island, a Richmond Stoves electric range, separate five ring gas hob, fitted dishwasher, porcelain butler sink and granite surfaces. The adjacent utility room, also bespoke, comprises extensive storage, space and connection for a washer and dryer, stainless-steel sink and a back door leading out to a clothes-drying area. On the other side of the house is a large study with a range of fitted cupboards and shelves, plus a generous double bedroom with built-in cupboards and an ensuite bathroom. A cloakroom and vestibule complete the downstairs accommodation. Two staircases serve the first floor, where there are three further bedrooms all enjoying lovely views. The light and airy principal bedroom comes with a walk-in wardrobe, eaves storage and ensuite shower room, while the other two double bedrooms share a shower room and the rear staircase.

With panoramic views, a good amount of land and a well appointed and characterful house, Old Track offers the perfect opportunity to enjoy a country lifestyle with the benefits of a sociable and active village community.

OUTBUILDINGS AND GROUNDS

On a sunny day, views of the south facing garden can be enjoyed from the terrace under the shade of the automatic awning and a pretty pergola bedecked with clematis and passion flower. The garden is mainly laid to lawn with well-stocked beds containing a variety of shrubs and perennials providing colour and interest during the growing season, while hedges and walls supply form and structure in the winter months. The study enjoys its own terrace and pergola, which leads to a wonderful summer house on elevated decking from which to take in the glorious sunsets.

A productive vegetable garden is well laid out with raised beds, a fruit cage, an aluminium greenhouse and shed. In addition, there is a terrace pond, a couple of naturalised areas and an orchard planted with a good variety of fruit trees. The adjacent field, enclosed by mixed native hedging and with separate entrance from the lane, brings the total area to around five acres. A gravel drive provides ample parking and leads to a wooden, triple garage with pitched roof, shelving and workshop area.





LOCATION

Old Track is situated on the edge of 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 40 minutes) or on Sutton Bingham Reservoir nearby. Riding and walking on an extensive network of bridleways and footpaths including the Macmillan and Monarch's Way routes. 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 Schools Group, Hazlegrove, Port Regis, Leweston and Bruton Schools as well as Bryanston School in Blandford Forum.



LOCAL AUTHORITY

Somerset Council: 0300 123 2224

Council Tax Band: F

SERVICES

Mains water and electricity
Private drainage - treatment plant (compliant)
Oil fired and electric central heating
Solar panels earning c. £1000 p.a.
LPG for the hob

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 9PY

What3words///count.poets.perform

From Yeovil, take the A30 westwards and turn left at the M&S garage, signposted Hardington. On entering the village, turn left in the centre up Pig Hill and proceed along Lynch Lane towards St Mary's Church. Continue past the church on Wimborough Lane, later turning after half a mile onto Partway Lane. Not far after the crossroads with Barry Lane, turn left at the fork in the road and continue down the lane which turns into the drive for Old Track

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

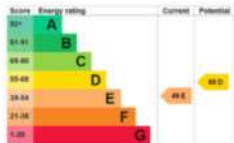


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Approximate Area = 2723 sq ft / 253 sq m (excludes garages)
 Limited Uses Area(s) = 110 sq ft / 10.2 sq m
 Outbuilding = 35 sq ft / 3.2 sq m
 Total = 2868 sq ft / 266.4 sq m
 For identification only - Not to scale



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

01935 810141

sherborne@jackson-stops.co.uk

jackson-stops.co.uk

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