

OLD MANOR HOUSE

COMBE FLOREY • TAUNTON • SOMERSET



JACKSON-STOPS





**OLD MANOR HOUSE
COMBE FLOREY, TAUNTON, SOMERSET TA4 3JD**

THE MAJOR PORTION OF AN IMPRESSIVE
MANOR HOUSE, LISTED GRADE II*, WITH
DELIGHTFUL GARDENS AND A USEFUL
RANGE OF OUTBUILDINGS OCCUPYING A
CONVENIENT POSITION ON THE EDGE OF
A SOUGHT-AFTER VILLAGE



- DISTANCES**
- BISHOPS LYDEARD 2 MILES
 - WIVELISCOMBE 4 MILES
 - TAUNTON 8 MILES
 - M5 MOTORWAY (J25) 8 MILES
 - WELLINGTON 9 MILES
 - EXETER 39 MILES
 - BRISTOL 49 MILES
 - (DISTANCES APPROXIMATE)

- ACCOMMODATION**
- Historic Grade II* Listed Manor House
 - Reception Hall
 - Kitchen/Breakfast Room
 - Oak Panelled Dining Room
 - Sitting Room with Inglenook Fireplace
 - Snug
 - Office
 - Utility Room
 - Ground Floor Shower Room
 - Ground Floor Bedroom with En Suite Shower Room
 - Three Further Double Bedrooms on the First Floor
 - Family Bathroom
 - Delightful Gardens
 - Thatched Breeze House
 - Thatched Former Apple Store
 - Two Summer Houses
 - Paddock
 - Two Double Garages
 - Off-Street Parking for Several Cars
 - Electric Vehicle Charger
 - In All Approximately 1.4 Acres



LOCATION

The Old Manor House is situated on the edge of Combe Florey, a sought-after village set between the Quantock and the Brendon Hills. The village itself is unique in its character with very little modern development and is centred around the Church of St. Peter and St. Paul, also benefitting from a village hall and a good pub. A variety of local amenities including several shops, a garage, library, school and pubs are at hand in the nearby village of Bishops Lydeard. Taunton, the County Town of Somerset, is nearby and offers an excellent shopping centre where there are many of the well-known high street stores, excellent independent schools, including Taunton School and King's and Queen's Colleges, along with good sports facilities. Communications to the West Country have improved in recent years, Taunton having a mainline station with direct trains to London Paddington (one hour and forty-five minutes on the fast service) and M5 (Junction 25) giving fast and easy access to Exeter, Bristol and London. Wellington is a nearby country town also having an M5 interchange (Junction 26) and a good independent school. Combe Florey is situated at the foot of the Quantock Hills renowned for their wide open spaces, high beacons and glorious walking and riding countryside.



THE PROPERTY

The major portion of an impressive manor house, Listed Grade II*, with Medieval origins and later additions, occupying a delightful position within this sought after village. Constructed of local stone beneath a predominantly clay tiled roof, the house is a building of considerable character, sympathetically restored over the years by the current owners to provide elegant accommodation suited to modern living whilst carefully retaining its historic integrity. The southern elevation of the house is particularly attractive, displaying an abundance of period detail including mullioned windows and an intriguing historic sundial. The property is also reputed to have once been home to the celebrated dramatist and writer Sir Terence Rattigan.

Approached along the village lane, The Old Manor House is accessed

through large electronically operated wrought iron gates opening onto a generous gravelled parking area with space for several vehicles. An electric car charging point is installed, and a double garage lies to one side, fitted with an electronic roller door to one bay and twin timber doors to the other, both benefiting from useful storage space above.

A stable door opens into a welcoming reception hall with ample space for coats and boots. From here, there is access to a well-appointed utility room fitted with work surfaces, storage cupboards, sink, fridge, and space for laundry appliances. Also accessed off the reception hall, the kitchen is beautifully fitted with an extensive range of shaker-style cabinetry beneath granite work surfaces. It features a quarry tiled floor, Belfast sink, three-oven electric Aga, separate induction hob, further



integrated appliances and a large fridge freezer. A window above the sink enjoys delightful views across the surrounding countryside. Of particular note is the decorative ceiling, adorned with elegant plaster roundels and central roses, adding further character to the room. The kitchen leads naturally into a generous breakfast room, complete with a built-in bench seat and ample space for a large dining table, creating an excellent everyday family space. On the other side, lies the impressive dining room, a wonderfully atmospheric room detailed with oak panelled walls and a cross-beamed ceiling. An imposing fireplace with its stone carved surround forms a striking focal point, complemented by cleverly concealed drinks and storage cupboards. Large leaded windows, complete with window seats beneath, frame attractive views across the principal gardens. The sitting room is both generous in size and comfortable with window seats beneath leaded windows overlooking the gardens, whilst a substantial inglenook fireplace fitted with a wood-burning stove provides the focal point of the room. The ornate surround, detailed with a plaster coat of arms and angel motifs, reflects the history and craftsmanship evident throughout the house. Exposed timbers and studwork further enhance the room's considerable character. An inner hallway leads through to a particularly versatile section of the house, which could be used as part of the main house or as an integral annexe. With independent external access from either side, this area could readily suit multi-generational living, guest accommodation or home working. It comprises a generous bedroom with en suite shower room, a further shower room, comfortable snug and an impressive office with vaulted ceiling with direct access onto the gardens. The snug and office both benefit from underfloor heating.

To the first floor are three further bedrooms, all well-proportioned with partly vaulted ceilings, bespoke built-in storage and enjoying lovely outlooks across the gardens and surrounding land. A well-appointed family bathroom completes the accommodation.



GARDENS & GROUNDS

Outside, the mature, partly walled gardens and grounds enjoy a southerly aspect and are a highlight of the property. Predominantly laid to lawn, they are interspersed with well-stocked flower beds planted for year-round interest and connected by a network of paved pathways. The principal garden connects especially well with the house, lending itself perfectly to entertaining. At its centre lies a sunken terrace with a Breeze House with lighting and heaters, together with space for an additional outdoor dining area. At one corner, a delightful thatched former apple store adds considerable charm and storage space. From here, a path leads through to a further section of garden with a large area of lawn and a summerhouse fitted with a kitchenette, power and running water, which is currently used as a gym. There is another expanse of lawn to the side with its own summerhouse and additional garden shed. At the rear is a further gated gravelled parking area with space for several vehicles that is accessed via a track from the village lane. A timber-clad double garage with adjoining workshop space and electronic roller doors serves this area, together with a further lawned section. There is also an adjoining paddock, bordered by mature trees and a stream. The gardens and grounds extend to approximately 1.4 acres in all.

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TOTAL APPROX. FLOOR AREA

MAIN HOUSE = 3256 SQ FT / 302.5 SQ M

GARAGES = 799 SQ FT / 74.2 SQ M

OUTBUILDINGS = 518 SQ FT / 48.1 SQ M

TOTAL = 4573 SQ FT / 424.8 SQ M

PROPERTY INFORMATION

Post Code: TA4 3JD

Services: Mains electricity and water, oil-fired central heating, electric Aga. Private drainage.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton TA1 4DY

www.somerset.gov.uk

Telephone: 0300 123 2224

Tax Band: F

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.

Directions: (Postcode TA4 3JD) and What3words: ///diggers.sourced.paintings

From Taunton proceed in a northerly direction along the A358 towards Minehead, passing signs to the village of Bishops Lydeard. Proceed through East Combe and under the stone railway bridge, taking the first left sign posted into Combe Florey. Proceed over the river bridge, continue and you will find the entrance into The Old Manor House on the left (the first entrance gate).

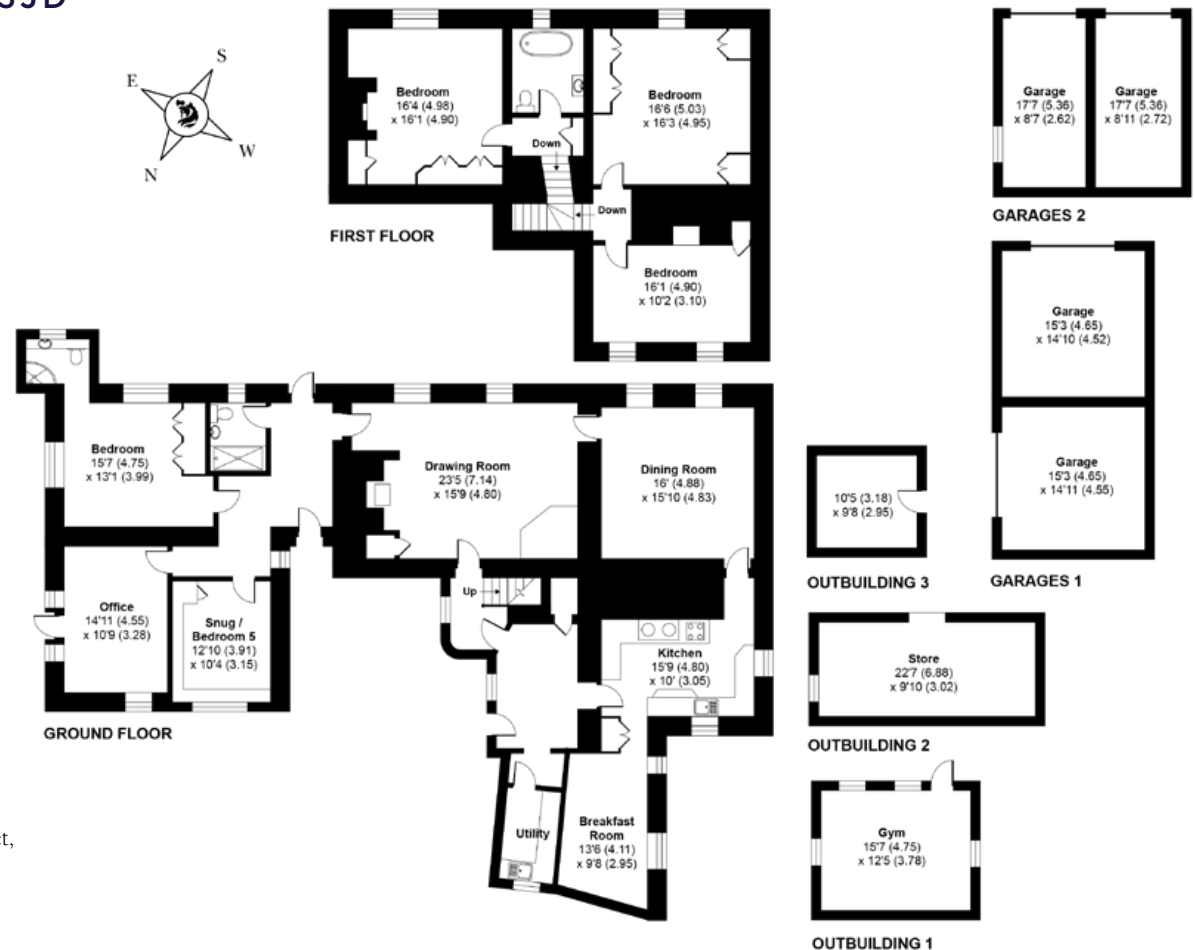
Viewing: By appointment with the sole agents Jackson-Stops Taunton office: 8 Hammet Street, Taunton, Somerset TA1 1RZ. Telephone: 01823 325 144

For sale by private treaty with vacant possession on completion.

Details prepared and photographs taken in May 2026

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: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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