

THE MANOR

LONG SUTTON • SOMERSET



JACKSON-STOPS

THE MANOR

LONG SUTTON • LANGPORT • SOMERSET • TA10 9HT

A CHARMING LISTED GRADE II* LATE TUDOR MANOR HOUSE AND GARDENS IN THE HEART OF THE VILLAGE, WITH TWO ANCILLARY DWELLINGS, TRADITIONAL BARN WITH POTENTIAL, YARD WITH STABLING AND A PONY Paddock.

Somerton 3.1 miles, Langport 3.9 miles, A303 Podimore 5.8 miles,
Sherborne 15.3 miles, Taunton 18.3 miles, Castle Cary 14.3 miles, (London Paddington 1hr 45 mins)
The Coast at Lyme Regis 29.2 miles, Exeter airport Airport 43.5 miles
(Distances and times Approximate)

ACCOMMODATION

Main House

Entrance hall • Drawing room • Dining room • Study • Kitchen • Cloakroom • Store room • Utility room • Cellar
Principal bedroom • 4 further bedrooms • Two Bathrooms

Outside

Private drive with ample parking • Traditional barn with potential (STPP) • Yard with stabling • Attractive mature gardens
Orchard / Kitchen garden • Pony Paddock

Former Coach House

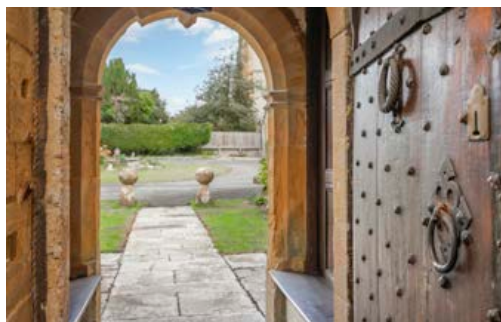
Hall • Kitchen • Sitting Room • Double bedroom • Bathroom

The Granary

Entrance Hall • Sitting Room • Study • Two bedrooms • Bathroom • Shower room

In all about 2.246 acres

GUIDE PRICE £1,495,000



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01202 856873

Jackson-Stops Sherborne

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SITUATION

Long Sutton is a most charming and sought after village with The Devonshire Arms public house and village green at its heart. The village is awash with pretty cottages and houses, many of which are built in the handsome local Blue Lias stone and has an active community with a particularly good number of amenities in addition to the pub. These include a farm shop with tea room, Harry's Cider Barn, a village shop/post office, a primary school and the fine Holy Trinity church, built circa 1493 and whose tower rises above The Manor. Within just a short drive are the market towns of Somerton and Langport both of which have a wide range of everyday facilities. The larger towns of Glastonbury, Yeovil, Sherborne and Taunton are all within easy reach and offer a full range of recreational and shopping facilities. Communications to this part of the world are also of course excellent, with the A303 just 5.8 miles away, offering easy access to London and onto the M5 at Taunton. Rail connections from Castle Cary serve London Paddington and Yeovil junction provides a service to London Waterloo.

THE MANOR HOUSE

According to Historic England this fine, listed Grade II* Manor house dates back to the late 15th century giving it Tudor status and it is certainly one of the most important houses in the village and indeed the local area. The house has remained in the same family ownership since the mid-1970s and is therefore a rare opportunity to secure a historic and notable village house. The Manor is situated prominently in the heart of the village with the church and fine tower standing proudly adjacent to its boundary. The Manor would now benefit from sympathetic refurbishment, subject to the necessary consents, since as one would expect, the property is awash with period features and character, with a wealth of exposed timbers, open fireplaces and stone mullion windows. The main access to the house is via a stone porch to the north from which a fine old door opens into the hall, with a passageway leading out to the garden. Either side are two lovely principal reception rooms, the drawing room with charming panelling, Ham Stone fireplace and pretty sash window, the sitting room, also with fireplace and a fascinating 16th

century decorative stained glass window. The kitchen is in what is understood to be the oldest part of the house and has a fine old flagstone floor, AGA cooker and lovely old stone mullion window overlooking the garden. From the kitchen there is access to a utility room, a store room, and a cellar or boot room. A nice study with an old stone wall and a cloakroom complete the downstairs accommodation. The first floor is accessed via two staircases; on the landing is a lovely old plank and muntin screen. The principal bedroom has a bathroom en suite and old stone window. There are four/five further bedrooms and a family bathroom, the majority with lovely views over the garden and paddock beyond.

THE FORMER COACH HOUSE (DOWER HOUSE)

To the north of the house is a pretty old stone building of stone construction under a tiled roof. Understood to have been converted in the 1970s, the building now has well presented accommodation incorporating two bedrooms, bathroom with shower, fully fitted kitchen and a sitting room with double height ceiling.





THE GRANARY

In the old farmyard is another charming old converted building. The ground floor provides three open bays for parking and access to the accommodation. On the ground floor is an entrance hall, a bedroom and bathroom, and a study or third bedroom. Upstairs is an additional bedroom and bathroom, kitchen and a sitting room.

OUTSIDE

The Manor is approached from the village green via a long driveway, which arrives at a neatly clipped grass turning circle to the front of The Manor and the old Coach House and terminates in the old farmyard. To the front of The Manor is a level lawn and stone path to the front door. A stone archway provides access to the rear garden which faces south. On the front drive is a gate and stone steps lead up into the churchyard. To the west of The Manor is a small level area of paddock, with fruit trees and a kitchen garden. An old stone wall provides the boundary with the adjoining properties. The main garden for The Manor is to the south, where a stone terrace runs along the back of the property and a fine Wisteria adorns the rear elevation. Rose beds and borders provide colour and a level lawn runs down to a stone ha-ha, the boundary with the main paddock. In the south west corner is a small copse. The old farmyard is north east of The Manor and provides a large area for additional parking and access to the Old Granary and a fine old traditional range of buildings incorporating garaging and housing for livestock, with access to the paddock. To the north of the yard is a part covered, walled enclosure with American style stabling.

EDUCATION

The region is renowned for its schools, both state and private, with Millfield, Wells Cathedral School, the Taunton and Bath schools, Kings Bruton, All Hallows and Downside. Slightly further afield are Port Regis, Hazelgrove, Canford, Bryanston and the Sherborne Schools.

SPORT AND RECREATION

Racing at Taunton, Exeter and Wincanton. Sailing and water sports on the world heritage Jurassic coast, Bristol Channel or Sutton Bingham Reservoir. Golf at Long Sutton, Wheathill, Taunton and Yeovil. Theatres in Bath, Yeovil, Bristol and Salisbury. The Newt Country Estate and Bruton are also an easy drive. Extensive network of footpaths and bridleways provide opportunities for riding, walking and cycling.

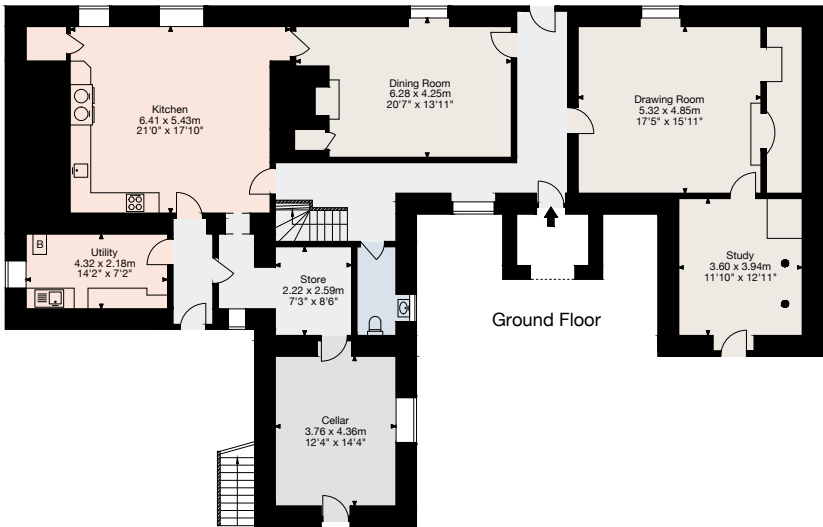
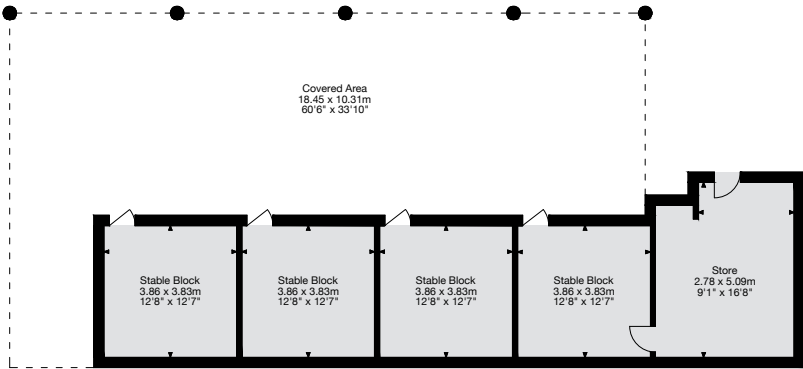




The Manor, Long Sutton, Langport, Somerset TA10 9HT
Gross Internal Area (Approx.)
Main House = 331 sq m / 3,562 sq ft
Outbuilding = 81 sq m / 871 sq ft
Garage = 144 sq m / 1,550 sq ft
Total Area = 556 sq m / 5,983 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

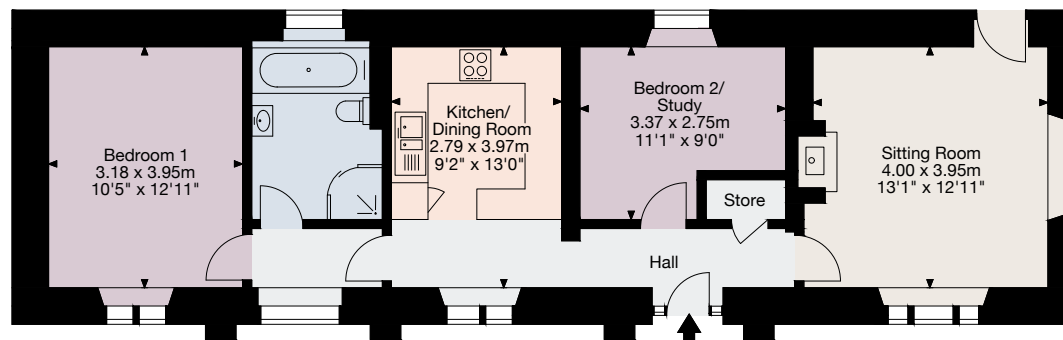


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Dower House, The Manor, Long Sutton, Langport, Somerset TA10 9HT

Gross Internal Area (Approx.)

Total Area = 68 sq m / 731 sq ft

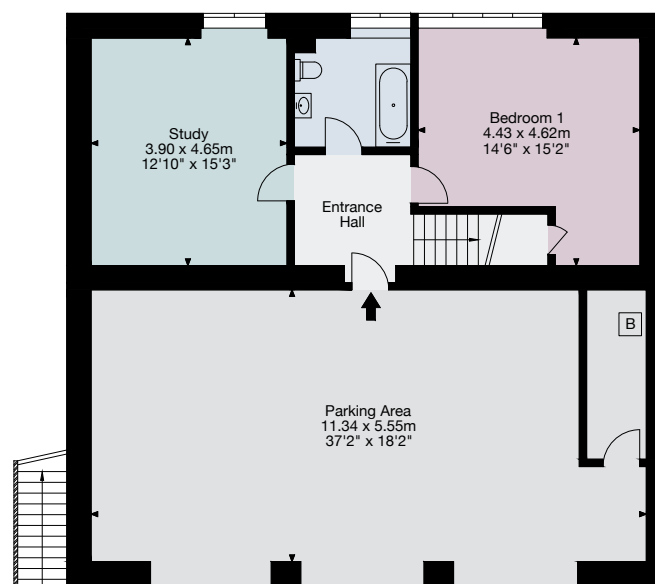


Ground Floor

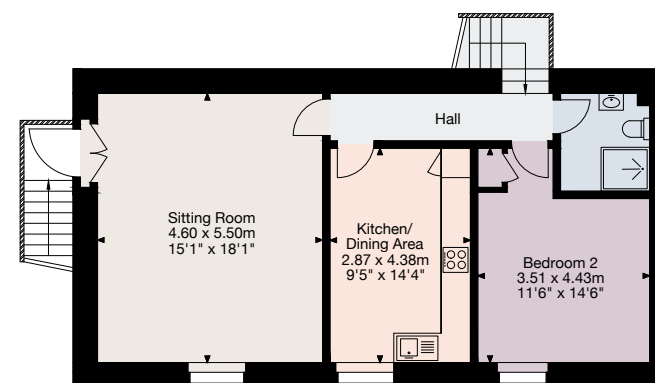
Granary, The Manor, Long Sutton, Langport, Somerset TA10 9HT

Gross Internal Area (Approx.)

Total Area = 182 sq m / 1,959 sq ft



Ground Floor



First Floor

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SERVICES

ENERGY PERFORMANCE

EPC F

AGENTS NOTE

The seller will provide a limited right of access through his own field to the pony paddock (subject to legal agreement).

LOCAL AUTHORITY

Somerset Council. Tel: 0300 1232224

VIEWING

Strictly by appointment with Savills and Jackson Stops.

[illegible]





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