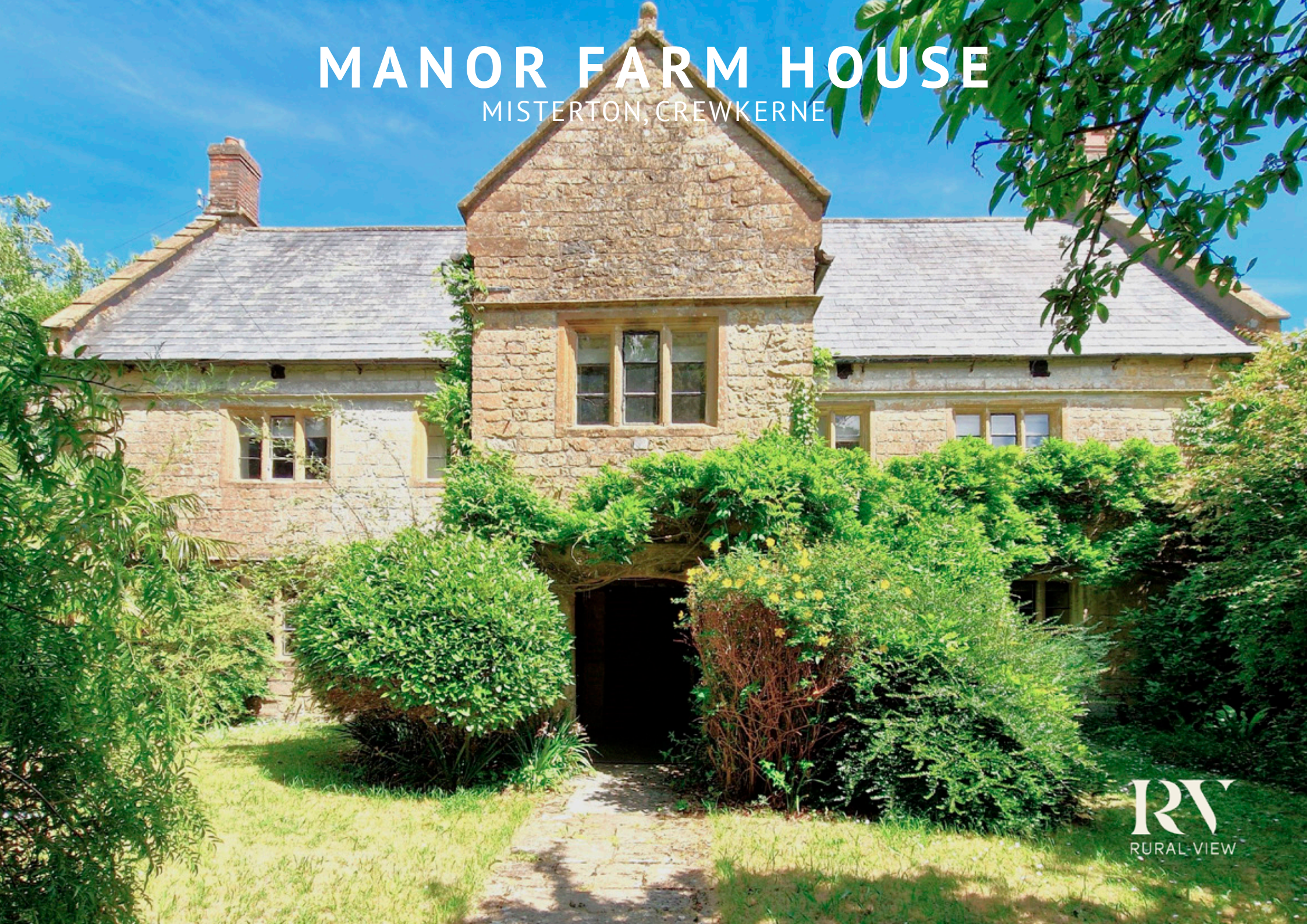


MANOR FARM HOUSE

MISTERTON, CREWKERNE



MANOR FARM HOUSE

Middle Street, Misterton, Crewkerne TA18 8LU

A HANDSOME AND EXTENSIVE GRADE II LISTED VILLAGE HOUSE REQUIRING IMPROVEMENT, WITH APPROX. 0.5 ACRE OF ORCHARD WITH BARN/GARAGE.

Entrance Porch | Hall | Drawing Room | Dining Room | Kitchen/Breakfast Room | Gallery | Cloakroom

5 Bedrooms | 3 Bathrooms | Attic Storage

Front Garden | Orchard | Barn/Garage



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SITUATION

Manor Farm House is located in a tucked away position in the attractive village of Misterton, surrounded by period stone properties and beautiful countryside. Situated well off the through-road, it forms part of a private group of three properties, served by a well-maintained drive. The village has a thriving community, with a village primary school, church, two inns and a popular tennis club. Close by is also the mainline station (London Waterloo), making this a most convenient place to live. The bustling south Somerset market town of Crewkerne is only two miles away and offers a range of shops, cafes, pubs, restaurants and supermarkets, with a gym and swimming pool facilities also in the town centre and primary, middle and secondary schools. The A303 is within easy striking distance just to the north, providing communications both to London and the south west, as well as the A37 heading north. Yeovil

provides a more comprehensive centre for leisure and shopping, while Sherborne offers a further cultural experience. There are a number of private schools in the area, both Preparatory and Senior, including Sherborne boys and girls, Sherborne Prep, North Perrott and Hazlegrove.

Set amidst attractive undulating countryside close to the Dorset border, Misterton is an excellent base from which to explore the many miles of local footpaths and bridleways and there are a variety of rural pursuits available including walking, riding and cycling. The Jurassic coast is not far away, offering natural observations and watersports of varying descriptions, while nearby villages and market towns provide further shopping and dining establishments. This really is a lovely part of the world in which to live.

PROPERTY

Dating from the early seventeenth century, Manor Farm House

is an intriguing, historic property of impressive dimensions. The house has been let out for many years and is now in need of general updating and improvement, but, together with the orchard and outbuilding it provides plenty of scope for a good village home with tremendous character.

Comprising stone elevations under a slate roof, the accommodation is set over three floors and all the rooms are generously proportioned, with good ceiling heights. The drawing room has an impressive open stone fireplace and a heavily beamed ceiling, while the kitchen and dining room are set adjacent to one another, creating potential for an excellent family space. To the rear is a nineteenth century addition, forming a long gallery and cloakroom which front a small yard to the rear.

On the first floor, a split-level landing leads to two large bedrooms at the front, a bathroom and a room over the porch.

The rear section has another double bedroom and bathroom, while on the second floor there are two large loft bedrooms, a bathroom and generous attic storage.

Period detail abounds; much of the ground floor is set with flagstones and the hall wall is timbered, while the majority of the windows are mullioned and there are exposed beams in all the rooms.

OUTSIDE

The garden faces west and is to the front of the property, with a lawn flanking a central path to the porch and mature trees and shrubs to the edge. At the rear of the house, a yard provides access to the gallery and kitchen beyond. The property will own a section of drive with a deep planted bed where there is scope to create parking spaces, and over which the neighbouring property enjoys a right of way. On the other side of the drive and beyond a high beech hedge there is a pleasant apple orchard,

at the northern end of which sits a spacious traditional building which can be utilised as a garage or for storage.

DIRECTIONS (TA18 8LU)

From Crewkerne, travel out of town in the direction of the Train Station. Pass Waitrose and the Train Station on your left and continue for a further ¼ mile. As you enter Misterton, the stone pillared entrance to the property can be found on the right, just past Henley Road and Church Lane. Go up the drive, past the sign saying Manor Barton and turn left after 20m, where the property can be found.

TENURE

The tenure of the property is freehold.

SERVICES

Mains water & drainage, mains electricity, main gas fired central heating.

LOCAL AUTHORITY

South Somerset District Council.

OUTGOINGS

Council tax band F

EPC

Current E (42)

FIXURES AND FITTINGS

Unless specifically mentioned, all fixtures and fittings are excluded from the sale. Some items may be available by separate negotiation.

INTERNET SPEEDS & MOBILE RECEPTION

Predicted availability Upload 20 mb/s Download 80 mb/s. Mobile Indoor Three & Vodafone likely Outdoor All providers likely.

VIEWINGS

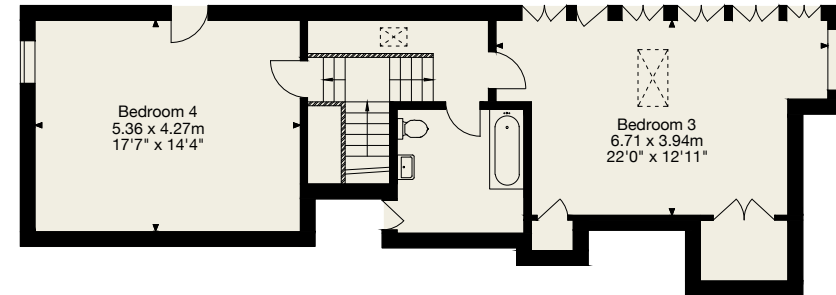
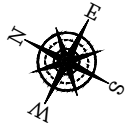
Strictly by appointment with Rural View.



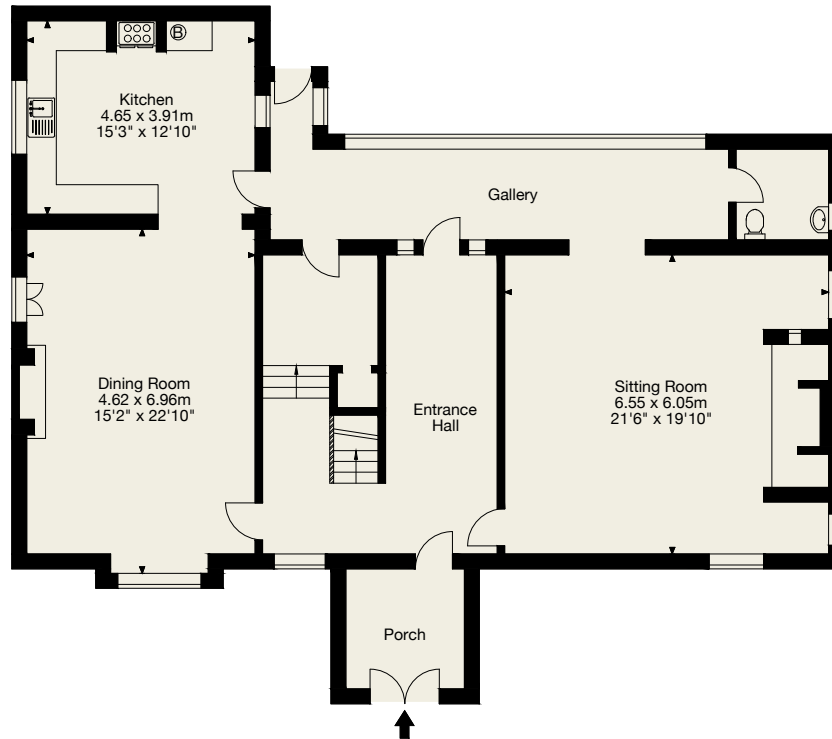
Manor Farm House, Middle Street, Misterton, Crewkerne TA18 8LU

Gross Internal Area (Approx.)

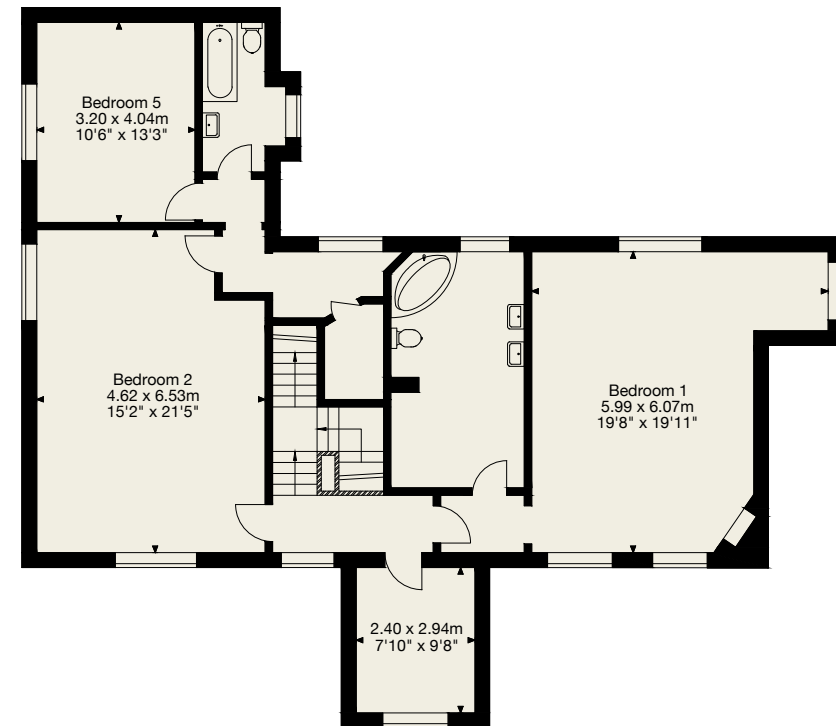
Main House = 340.6 sq m / 3,667 sq ft



Second Floor



Ground Floor



First Floor

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