

The Old Rectory

Thurlbear, Somerset



An exceptionally well presented former rectory in a tranquil position with panoramic views.





The Old Rectory, Thurlbear, Taunton, Somerset, TA3 5BW

Mileages

Taunton – 5.2 miles; M5 (J25) – 4.3 miles; Taunton Railway
Station (London Paddington in 1hr 44 mins) – 5.5 miles

Accommodation

About 9,212 square feet over three floors.

Stunning fully fitted kitchen complete with AGA, family dining and sitting area, drawing room, dining room, sitting room, study, conservatory, utility room, pantry, further store rooms, plant room, gymnasium, shower room, cellar, master suite, guest suite, four further bedrooms, three further bathrooms, linen cupboards, attic store, independent games and cinema room, triple integral garage.

Grounds

'In-out' style gated driveway, beautifully landscaped private grounds, large west facing patio, heated swimming pool, arboretum style formal garden with a plethora of specimen trees, large level lawn, exceptional westerly views.

In all about 2.6 acres.

Situation

The Old Rectory is part of the well regarded village of Thurlbear, a rural community nestled on the edges of the Blackdown Hills and situated some five miles from the large town of Taunton. Thurlbear itself is an active village with both a well regarded local school and parish church and is much prized due to its convenient access to both Taunton and the M5 motorway. It offers a true rural hamlet position with this property affording stunning westerly views over the rolling Somerset countryside. Taunton also offers an exceptional schooling system and is home to the Somerset County Cricket ground. Millfield School is about 22 miles away and Taunton also offers Taunton School, King's College and Queen's College. There is convenient access to the M5 at Junction 25 as well as the mainline train station with fast trains to London Paddington in under two hours.









Description

Originally constructed by an affluent rector and situated close to the splendid tower of St Thomas' Church, this 19th century period gem offers the best of both worlds with a historic and pretty period section as well as a recently constructed and substantial extension, completed in 2013, offering convenient and modern day living. The architectural brief was to create a seamless link between old and new and the use of hand carved stone, cleverly matched roof tiles and exceptionally crafted materials have enhanced the former rectory creating this spectacular and substantial family house.

There are many period features as you would expect from this Victorian period including pretty tile hung façades, regal chimneys through to open fire places, high ceilings, sash windows and charming period detail. These much craved period features have been continued into the more modern section of the house to link the old and new whilst maintaining the open space and light throughout. The property itself is accessed via a double in and out style drive with electrically operated gates leading onto a large and welcoming driveway and in turn the integrated triple garage. The house is well hidden from the road due to its high wall and solid gates as well as the mature and landscaped gardens providing a degree of privacy and interest.





The current owners were keen to make the most of the exceptional south west facing views and also create a family friendly environment. This was achieved in the centrepiece to the house, the kitchen family dining room, which has a striking lantern light roof orangery as well as a high quality handmade kitchen. The space is large enough to house the kitchen, breakfast room, dining space and sitting area creating the ideal all day space. This in turn opens onto the extended west facing rear terrace where you can make the most of the views. This room is exceptionally well backed up with a large walk-in pantry, utility/boot room and plant room. The south facing original formal rooms have again been fully refurbished and offer an excellent entertaining area incorporating the original rectors' drawing room and dining room. Again, the family needs have been well catered for in the relaxed sitting room and conservatory. The owners were keen to create a luxurious and flexible house for year round use, entertaining and more intimate family gatherings. As part of the extension they created a wonderful and spacious entertaining area in the games and cinema room. This has been finished to an exceptional standard, is fully independent and could indeed be converted into an annexe subject to planning. It currently houses a fully stocked bar, space for an integrated entertainment system and pool table and a cinema room. There is also a useful gymnasium, shower room and cellar.

The bedroom accommodation offers generous rooms over the following two floors. The luxurious master suite and guest suite as well as four further bedrooms are complemented with three bathrooms. The second floor accommodation has been used by their children as an independent floor to great success.









Outside

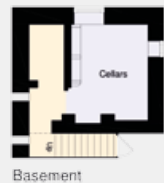
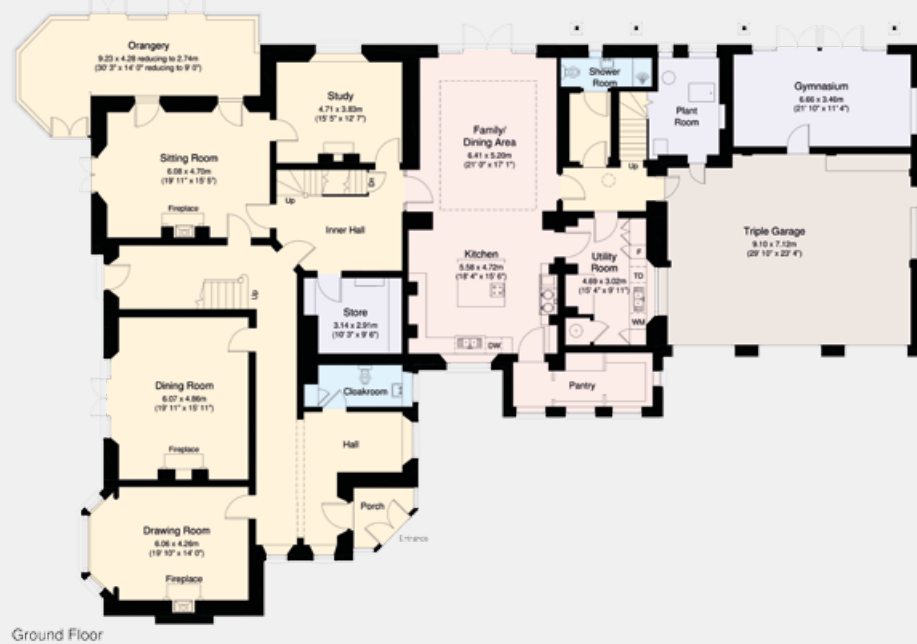
The property sits beautifully within its 2.6 acres and is well screened from the surrounding houses. You can clearly see the thought and knowledge that went into the original design. The mature trees which include giant redwoods, cypress, chestnut, magnolia and cherry, many of which would have dated from the original construction of the house, have been beautifully positioned to provide a great depth of interest and year round foliage. The formal gardens lying to the south of the house have a myriad of 'rooms' and fine gravel walkways from which to enjoy the many different elements of the garden that are as well maintained today as they were in the original layout. The west facing patio was extended to incorporate a large area for al fresco dining and also incorporates the outdoor pool with its electronic safety cover. This in turn leads, via steps, to the levelled garden which is surrounded by post and railing and opens on to the farm land that wraps around this property. The landscaping has been adjusted to make the most of the spectacular sunsets from this westerly orientation with views on to the Blackdown Hills and the Quantocks in the distance.

Services

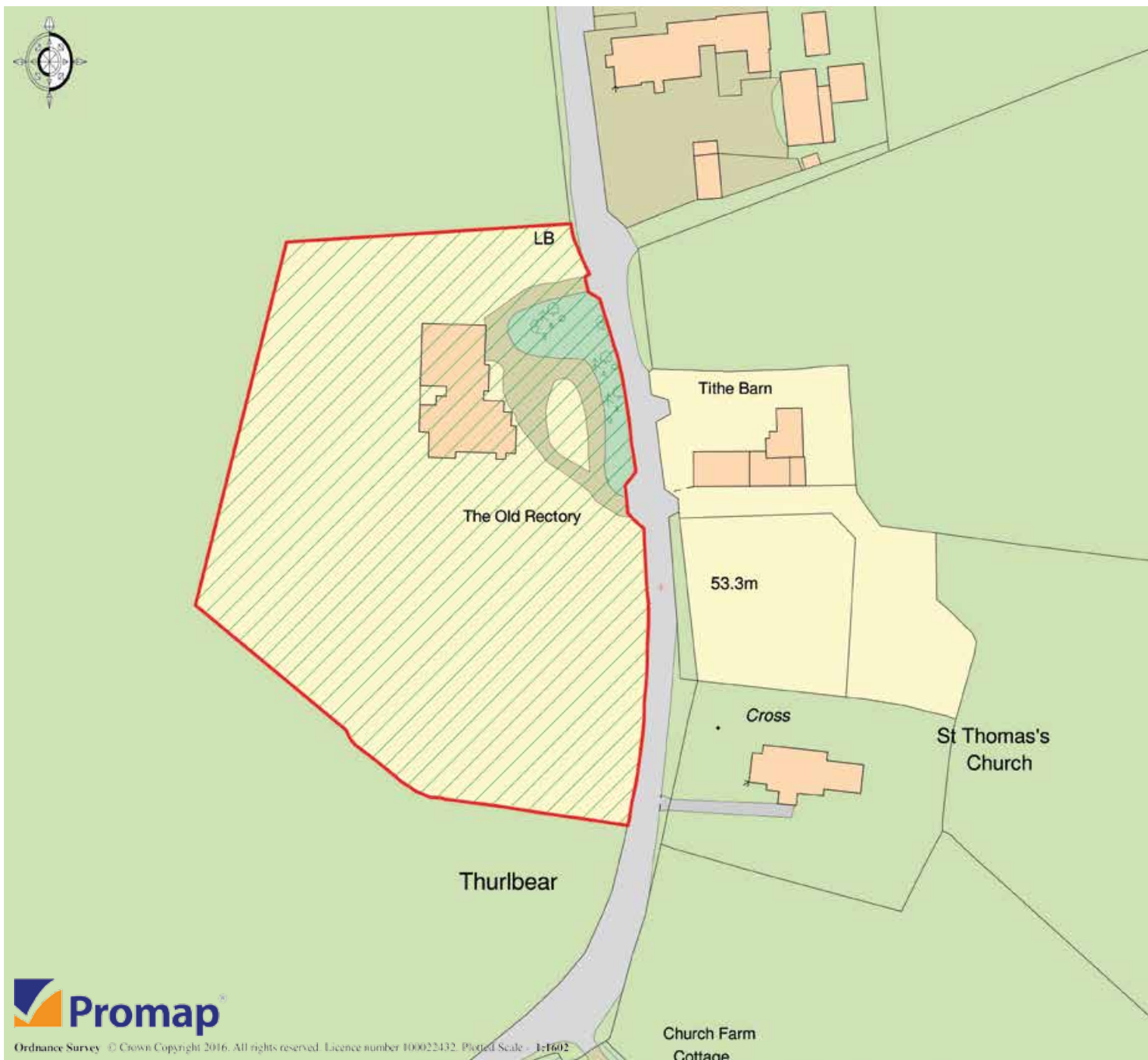
Mains water and electricity. Oil fired central heating. Private drainage. Video entry phone system.

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Approximate gross internal area. Main house = 8,523 sq ft / 792 sq m, Garage = 689 sq ft / 64 sq m



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



The Prime and Country House team would be delighted to show you around this property.

The Prime and Country House Department

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