



**FOR SALE**

17 Hayes End Manor, South Petherton, TA13 5BE

£425,000



**ORCHARDS**  
ESTATES

Welcome to Hayes End Manor, an exquisite enclave of premium residential living, exclusively designed for those aged 55 and above, built around a stunning 14th Century farmhouse. Nestled within a historic setting, this distinguished community offers the epitome of refined living, just a leisurely stroll away from the vibrant heart of South Petherton. Set amidst the timeless charm of Grade I and Grade II Listed properties, Hayes End Manor presents an unparalleled opportunity for discerning buyers seeking luxury and tranquility. We are delighted to present to the market a truly exceptional residence: a generously proportioned 3-bedroom retirement home boasting one of the most coveted locations within the development. From the moment you step inside, you are greeted by an atmosphere of elegance and grace. The spacious interior is bathed in natural light, creating an inviting ambiance that beckons you to unwind and relax. With views extending over the meticulously maintained common areas and expansive gardens, framed by the majestic backdrop of Ham Hill in the distance, every glance out of the window is a testament to the idyllic surroundings. This distinguished home is crafted from the finest Hamstone, renowned for its enduring beauty and timeless appeal. Immaculately maintained and thoughtfully designed, it offers a harmonious blend of comfort and sophistication. Additionally, the property includes the convenience of a separate garage, providing ample space for your vehicle and storage needs. There is also a large, shared laundry room on site with full size washers and dryers, although number 17 also has their own washing machine. Beyond the tangible amenities, Hayes End Manor boasts a vibrant community spirit, where residents come together to enjoy shared interests and experiences. Whether you're socialising with neighbours in the picturesque grounds, every moment spent here is enriched by the warmth and camaraderie of like-minded individuals.



## LOCATION

South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, pub, restaurant, cafe, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty-two miles.

### Approach

Set off Hayes End Road the front Hamstone entrance leads to a tarmac inner road which provides access to the garage and parking. This particular property is accessed through the main arch which provides an early overview of what is on offer within the confines of the manicured grounds.

### Ground Floor

Front door entrance to a wide hallway with stairs to the first floor and storage under. To the right is the spacious living room with dual aspect windows, the front with a stunning outlook over the gardens. To the rear and accessed through double doors is the dining room with side aspect patio door and window, providing direct access to the enclosed private garden space. Also on this floor is the well stocked kitchen with side access door (making access to a parked vehicle for groceries a practical addition). Finally, there is a full-sized downstairs shower room.

### First Floor

The landing distributes to the main rooms and has

loft access also. The principal bedroom is simply huge and copies the living room with dual aspect windows and an elevated view across the gardens as well as lots of built in storage. The second bedroom is again another large double and comes with side aspect window and built in storage. The third bedroom is built over the archway and creates yet more usable space. The former occupant used this as their home office, diary, and hobby room as the windows to the rear offer an elevated view over the entrance where you can watch the world pass by. Another full-sized shower room with walk-in shower and additional linen closet with immersion tank make this all very usable space.

### Side Garden

The private terrace garden is accessed from the dining room or side gate and offers a nice space to step outside and enjoy a coffee (or a cheeky gin n tonic) with some friends.

### Garage

The garage is set within a block and has electric, lighting, and electronic roller door.

### Grounds and Upkeep

Cognatum Estates maintain, repair, and insure all buildings. Window cleaning, bin collection and the grounds and gardens are all maintained. Each main room has a personal alarm system which is linked to the on-site estate managers. For visitors, a guest suite is available.

### Material Information

- This property is leasehold with approx. 114 years remaining.
- Council Tax Band: F
- Flood Zone 1: Land within flood zone 1 has a low probability of flooding from rivers and the sea.
- Mains Drainage, Water and Electric.
- Heating is provided by Wall Mounted Storage Heating.



### Directions

Enter through the impressive hamstone front entrance to Hayes End Manor, if driving, follow the signs to the visitor parking to the right-hand side. Walk back to the main entrance and through the archway. Turn left and the first door is the entrance door, simply ring the bell and one of our local staff will be there to meet you, show you around and answer any questions you may have.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower energy costs	Lower	Very environmentally friendly - lower CO <sub>2</sub> emissions	Lower
95-100	A	10-15	A
81-94	B	16-25	B
69-80	C	26-35	C
55-68	D	36-45	D
43-54	E	46-55	E
31-42	F	56-65	F
1-30	G	66-75	G

AWAITING EPC



**ORCHARDS ESTATES**

**Approximate total area<sup>(1)</sup>**  
129.19 m<sup>2</sup>  
1390.6 ft<sup>2</sup>

**Reduced headroom**  
0.34 m<sup>2</sup>  
3.65 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

01460 477977 or 01935 277977 [www.orchardsestates.com](http://www.orchardsestates.com)



Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.