

LODESTONE



The Old Manor, Coxbridge





The Old Manor, Coxbridge

BA6 8LG

Guide Price: £2,500,000

6 
Bedrooms

4 
Bathrooms

5 
Receptions

PROPERTY FEATURES

- Exceptional historic country house
- A beautiful, stylish and sympathetic restoration recently completed
- Peaceful rural setting a few miles from Glastonbury
- Grade II* listed
- Original period features throughout
- Landscaped grounds with a lovely orchard
- Extensive stone barns and outbuildings with huge potential
- 6 bedrooms, 4 bathrooms and 4 reception rooms
- Swimming pool





The owners of The Old Manor have recently completed a high quality, beautiful restoration turning a Grade II* 16th century property into a wonderful family home fit for 21st century living whilst retaining lots of period features.

Located in a quiet country lane, with easy access to Baltonsborough with its village shop, pub and schools as well as Glastonbury and Castle Cary which is a twenty-minute drive. Millfield Prep School is just a five minute drive and the Millfield Senior School fifteen minutes. Wells Cathedral and All Hallows schools are also nearby.

The Old Manor is approached over a small bridge into an expansive courtyard with cobbled paving providing plenty of parking. Surrounding the courtyard and beyond are impressive stone barns and outbuildings with huge potential. Within the landscaped gardens is a newly constructed swimming pool. The house comprises plenty of living space on the ground floor including a beautiful bespoke kitchen, boot room, laundry room and four receptions.

A contemporary glass garden room, which will overlook the orchard, is currently under construction. There are two further floors on which there are six bedrooms, four bathrooms and a dressing room.

The Old Manor, although dating back to the 16th century, has had both Georgian and Victorian additions over the years. There are many original features which have been either been retained, or uncovered during the restoration, such as flagstone and original wooden floors, amazing fireplaces and stone mullioned windows. There are two original staircases leading to the upper floors which have been carefully restored. All the infrastructure within the house such as wiring and plumbing is new.





The bathrooms are modern, stylish and sympathetic to the style of the house. Fireplaces are in abundance and have new log burners and the kitchen is bespoke providing which provides all the modern facilities a family would need. There are further bespoke cupboards (all created by a local craftsman) in the laundry room, utility room as well as all the bedrooms and bathrooms.

On the ground floor is the very impressive new, characterful kitchen overlooking the back garden and the swimming pool area. With a fabulous island, an Everhot cooker together with a smaller stove, it is the heart of the house. Adjacent to this is a breakfast room leading out to, what will be, the stunning new black metal frame and glass garden room which looks out over the orchard.

All the ancillary rooms, such as the utility, laundry and boot room have undergone the same level of restoration with care and style together with a nod to the house's history. There is a comfortable snug/tv room and a separate dining room both of which have fabulous fireplaces with new log burners. The sitting room has an incredible original fireplace which was uncovered by the present owners. With a large efficient fire and plenty of space for comfy sofas, the room is incredibly inviting.

There are two staircases leading to the first floor. All the bedrooms and bathrooms retain the character features of the house but have been renovated with flair and style. A wing of the house contains a further bedroom and bathroom which is perfect guest suite.

The spiral staircase, reached from the small inner hall, continues to a second-floor landing. This gives access to a forth well fitted bathroom and also to a large bedroom, which in turn leads into the sixth bedroom. This second floor also being suited as the main suite.



As part of the overall restoration, the garden has received the same level of detail as the house.

With estate fencing surrounding the house, a lawn and carefully designed planted beds, it sets off the house beautifully.

And this is all complimented by a newly installed swimming pool.

Directions

Postcode: BA6 8LG

What.3.Words: currently.embedded.hints

Viewing by appointment only.



MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: F

Guide Price: £2,500,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard. Stone built.

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains. The property has also been updated with a 14 panel P.V. electric generating system.

Water Supply: Mains

Sewerage: Private

Heating: Oil

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Parking for several vehicles

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: There is risk of flooding. Please ask for more information.

Coastal Erosion Risk: N/A

Planning Permission: There is planning permission in place for a glass extension.

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: N/A

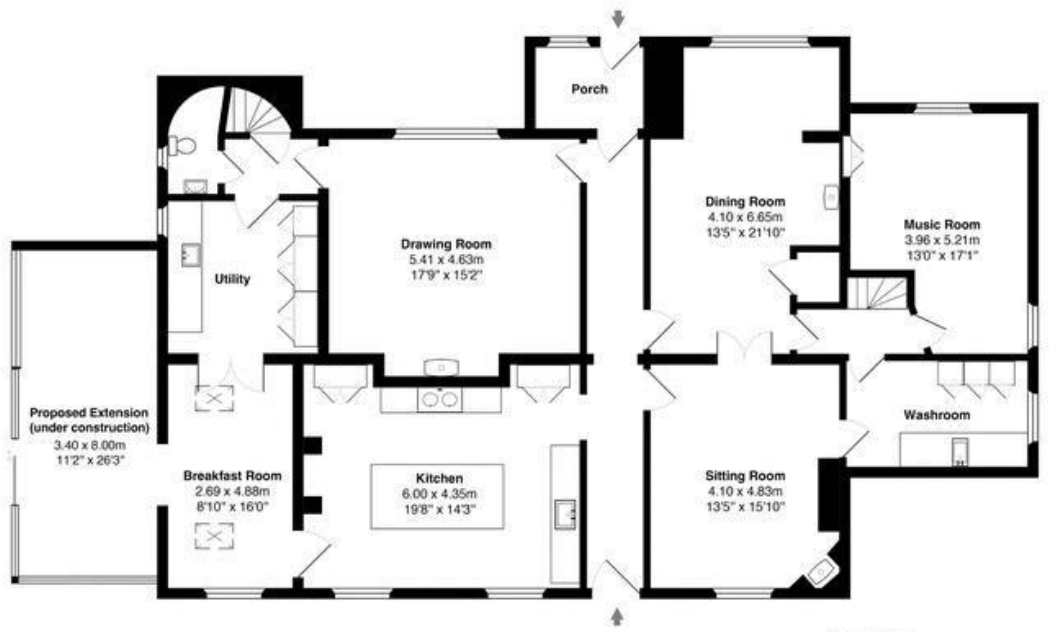
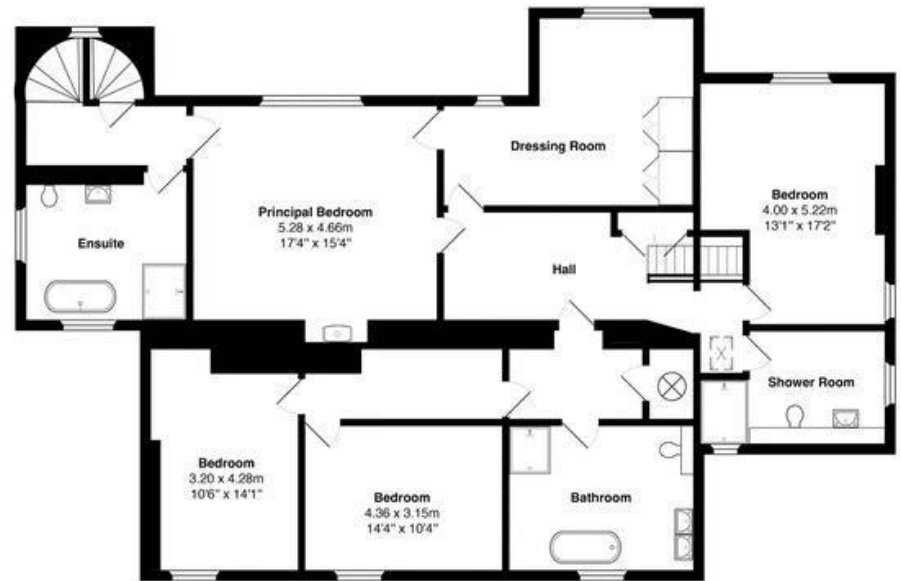
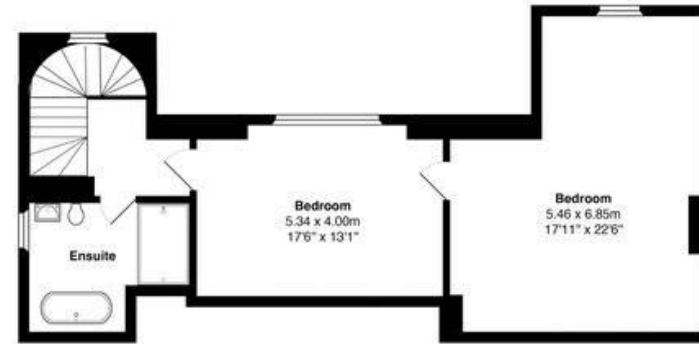
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

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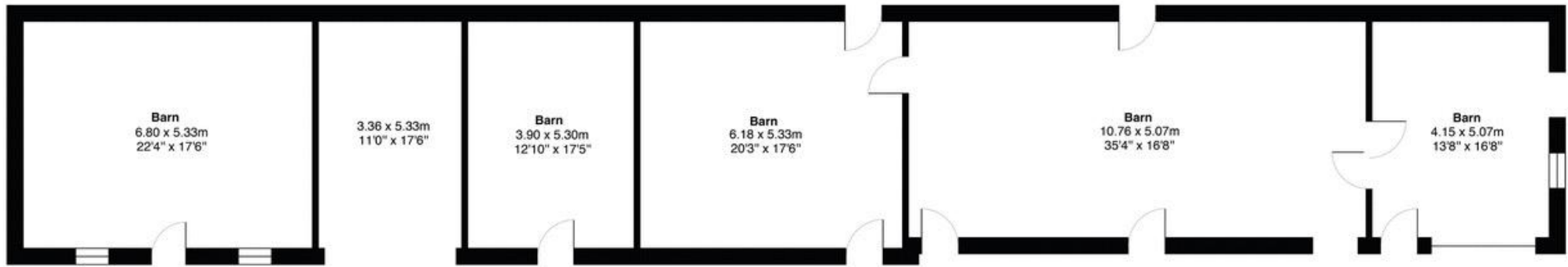


Approximate gross internal floor area of main building - 433.7 m² / 4,667 ft²
 Approximate gross internal floor area of main building - 460.9 m² / 4,883 ft² (including proposed extension)

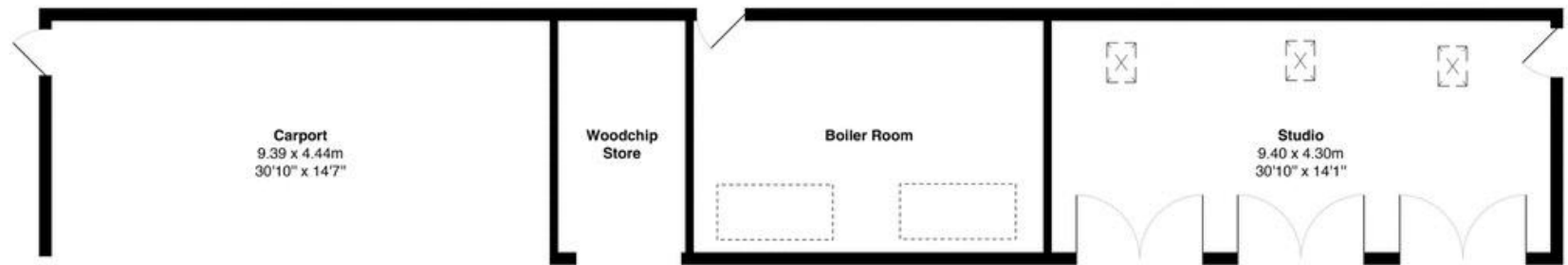


Ground Floor
 Area: 189.0 m² ... 2034 ft²
 Area: 216.2 m² ... 2327 ft² (including proposed extension)

First Floor
 Area: 173.5 m² ... 1867 ft²



Area: 187.8 m² ... 2022 ft²



Area: 123.8 m² ... 1333 ft²

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Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, 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. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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