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Manse Manor Hall

Goulds Brook Terrace, Crewkerne, Somerset

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Goulds Brook Terrace
Crewkerne
Somerset TA18 7JA

A former Georgian rectory offering grand, yet homely accommodation. Perfect for an extended family, it is set in the heart of town and yet blessed with countryside views.



- Attached former Georgian rectory
- Spacious yet homely accommodation
- Bespoke Cinema Room / Optional Bedroom 4
 - Contemporary Kitchen / Breakfast Room
 - Study / Home Office with separate entrance
- Potential for creation of ground floor bedroom suite

Guide Price £850,000

Freehold

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THE PROPERTY

This substantial period home was formally the rectory for the nearby church and sits within the heart of the pretty Georgian town centre, whilst also adjoining its most westerly outskirts, therefore enjoying views over the countryside to the front. It has been extensively improved by the current vendor and now offers comfortable and stylish family accommodation which despite its grand proportions also has a great sense of homeliness.

ACCOMMODATION

The front door opens into a grand and impressive hall with decorative tiled floor and original features. To one side is a spacious dual aspect living space, formerly two rooms and now a light bright reception room with French windows to the rear and tall Georgina sashes to the front.

Across the hall, a good size formal dining room enjoys further views across the countryside and this in turn opens through into the kitchen / breakfast room. The kitchen is beautifully appointed with a range of white gloss contemporary units including large central island / breakfast bar. The units incorporate a full length wine-cooler, Neff coffee machine, integrated Microwave and full size fridge and freezer. To one side is space for a gas range cooker with a stainless steel cooker hood over. The worksurfaces incorporate double composite sinks and mixer taps.

At the rear of the entrance hall a door opens to the stone staircase leading down to the cellar with power and light. Beyond the stairs a small lobby area provides access to a useful downstairs cloakroom, with further door opening through to the study / home office. Believed to have been a doctors' surgery many years ago, this rear section is also accessible via a separate door leading in from the side garden to the rear hall and utility area making it perfect for those running a business from home and needing to keep things separate from the main accommodation. Alternatively, those requiring scope for ground floor living may appreciate the scope to convert this area into a ground floor bedroom suite subject to the necessary consents and alterations.

On the first floor, a generous landing opens to three double bedrooms and an impressive cinema room which offers scope to be converted to a further bedroom. The master bedroom enjoys fine views to the front and a well appointed en suite shower room. A concealed staircase within the en suite provides access to the attic space. Adjacent to the master bedroom is a walk-in dressing room making good use of the traditional former box room, with floor to ceiling rails and shelving.

The two further double bedrooms have pretty cast iron fireplaces. The family bathroom is fitted in a similar style to the en suite with travertine tiling, and airing cupboard housing the Megaflo hot water cylinder.

The cinema room has been created to enable a complete black-out, with glitter flooring, sound system, staging with 10 leather reclining cinema chairs, projector and screen to give you a real cinema experience.





OUTSIDE

The grounds for Manse Manor Hall extend to 0.295 acres (0.12 hectares) with the majority of the land lying to the front of the property, although there is an enclosed rear garden on the east side. A sweeping gravelled driveway with electric gated entrance is shared with the neighbouring property (Glebe Cottage) and provides access to both car port areas with EV charging points, single garage and a further private driveway area for parking and turning at the front of the house.

SITUATION

Tucked away within the conservation area and yet within walking distance of the pretty market town centre, the location is perfect if you want convenience on your doorstep but with a "green and pleasant" outlook. Excellent road links are within easy reach and with far reaching views to the south west side towards the countryside its hard to imagine a location that could better be described as "the best of both worlds".

Crewkerne itself is a pretty and friendly market town with a beautiful 15th century church right at its heart. Its predominantly neo-Georgian and Victorian town centre streets offer a range of high street stores including a Waitrose supermarket and many independent retailers. Of late it is becoming very popular with those looking for antiques and curios. There is a visiting farmers' market and a range of local pubs, café's and takeaways.

Beyond the Waitrose store is a large indoor swimming pool and gym complex known as the Aquacentre. The town has several schools covering all age groups. Whilst renowned independent schools such as Perrott Hill and Chard Independent are within 15 minutes' drive, within 45 minutes is an even greater choice including those at Chilton Cantelo (Park School), Sherborne, Bruton and Taunton.

Crewkerne is well served with its own small NHS community hospital, GP surgeries and dentists. It has its own mainline railway station (London Waterloo

– Exeter) whose nearest stops include the larger town of Yeovil, and historic Abbey town of Sherborne to the east. To the west the line heads down towards the Dorset coast.

The Jurassic Coast World Heritage Site including the famous sea-side town of Lyme Regis, lies within c.30 minutes' drive.

DIRECTIONS

What3words///visitor.curious.strapping

SERVICES

Mains gas, water, electricity and drainage are connected.

Ultrafast broadband is available in the area. Mobile signal indoors is most likely from the O2 and Three networks although outside you are likely to receive a signal from all four major networks. Information provided by Ofcom.org.uk



MATERIAL INFORMATION

Somerset Council Tax Band F

The property is Grade II listed building and is located in the town's designated Conservation Area.

Please note, on some systems the property is still known as The Rectory, 2 Gouldsbrook Terrace. Glebe Cottage is now a separate residence adjoining Manse Manor Hall.

There is currently a CCTV system installed at the property which may be recording at the time of any viewings.



Goulds Brook Terrace, Crewkerne

Approximate Area = 2939 sq ft / 273 sq m

Limited Use Area(s) = 43 sq ft / 4 sq m

Total = 2982 sq ft / 277 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1222552



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