

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



LOWER KNOLE FARM, KNOLE, SOMERTON, TA10 9HZ



**LOWER KNOLE FARM, KNOLE, SOMERTON, TA10 9HZ**

A charming 16th century farmhouse with 9 acres of land and a splendid setting on the edge of this popular hamlet, near Long Sutton and about 5 miles from both Somerton and Langport. Grade II listed as a building of architectural and historic interest this handsome house has flexible accommodation, lots of character and includes a hall, cloakroom, 3 reception rooms, billiard room, two studies, a farmhouse kitchen, utility room and boot room. On the first floor are 6 bedrooms and 4 bathrooms. Part of the first floor can be used as a self-contained flat with independent access. Outside are mature lawned gardens, an apple orchard and vegetable garden, parking area, an oak carport, and 9 acres of pasture. The land includes the iconic 'Knole,' being the hillock from which the hamlet takes its name.

**Location**

Lower Knole Farm is on the edge the hamlet of Knole, close to Long Sutton. This village has a thriving community centred around the village church, a popular village shop and the excellent Devonshire Arms Inn. An 18-hole golf course is situated on the out skirts of Long Sutton.

The small country towns of Somerton and Langport are a few miles away and provide a good range of facilities. Knole has easy access to the A303, M5 and two regional airports of Bristol and Exeter. The delightful village of South Petherton is also within easy reach and has a variety of traditional shops, bars and excellent restaurants as well as a community hospital. There are several good state and independent schools in the area.

**Description**

Lower Knole Farm lies on a no-through lane and is a comfortable traditional Somerset farmhouse dating back to the 16th century when it was built on the Duke of Devonshire's land. It has been altered and extended over the centuries and is now a fine home sitting comfortably within its peaceful gardens and land. The house provides about 4,000 sq ft (370 sq.ms.) of flexible accommodation.





## Accommodation

The reception hall provides plenty of space for storage and coat hanging, with access to a warm and inviting farmhouse kitchen fitted with a range of units, electric AIMS controlled Aga, a large double basin Belfast sink with wooden draining boards, a fitted electric induction hob with oven and terracotta ceramic tiled floor. There is room for a generous dining table for family dining, space for a dishwasher and views from the window over the enclosed garden terrace, which is planted with mature roses, clematis and a variety of shrubs. Next to the kitchen and entered from the hallway is an office-work room, with views to the Knole. Adjacent is the utility room with flagstone flooring, a sink and space for a washing machine, dryer and fridge. The boot room is ideal for the coats and boots which the owners of this rural property will no doubt have.

Off the hall is the dining room which oak panelling on one wall and an ingle-nook fireplace with a wood-burner, bread oven, smoking cupboard and views of the hillside. On the other side of the hall is the snug with a cross beam ceiling and a Jet-Master fireplace within another inglenook. Leading from the snug is a gentle curved staircase to the first floor.

The main part east wing has developed over the years from an attached barn and is now very much an integral part of the house. It includes a study, cloakroom, drawing room and billiard room. The drawing room is an impressive room, entered down stone steps. It has exposed stonework, double doors to the courtyard, beams, a Clearview wood burning stove and a door into the billiard room.

## First floor

There are two staircases to the first floor.

The south and east facing parts of the house include 3 bedrooms, a bathroom and a separate toilet. The east wing of the house starts with a bathroom and a study area opening to a corridor. This leads to a bedroom with en-suite shower, a kitchen/dining room and a further bedroom / living room with an en-suite shower room. This east wing has an external staircase and offers scope for use as a self-contained flat if required.





### Outside

The house has lawned gardens and an enclosed rear garden with rose arbour and mature shrubs. A gravelled drive provides parking and leads to an oak framed double car port and a single garage. Above the gardens are an apple orchard and fields containing many mature trees rising to include Knole Hill – with its wonderful panoramic views.

The property totals over 9 acres and for many years has been used for sheep grazing on a licence agreement. This is an ideal use for any buyer not wishing to be involved in agriculture. It ensures the condition of the land and gives full control of the surrounding environment – a wonderful benefit in modern times.

### Other points

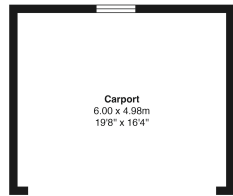
Freehold. Grade II listed. Council Tax band G.

Oil Fired Condenser boiler for central heating and hot water, controlled by a Hive System.

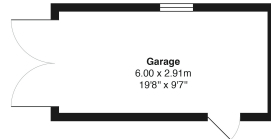
Mains water, drainage and electricity. BT high speed Fibre Broadband.

**NO ONWARD CHAIN**





Area: 30.0 m<sup>2</sup> ... 322 ft<sup>2</sup>

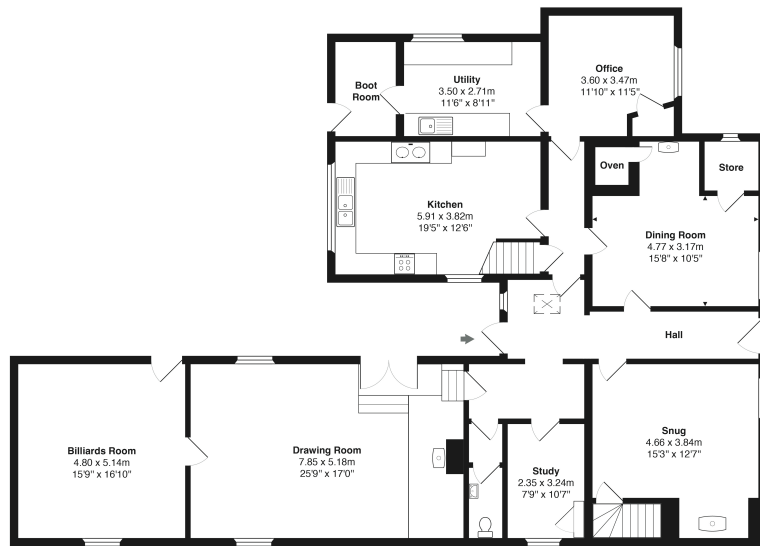


Area: 17.5 m<sup>2</sup> ... 188 ft<sup>2</sup>

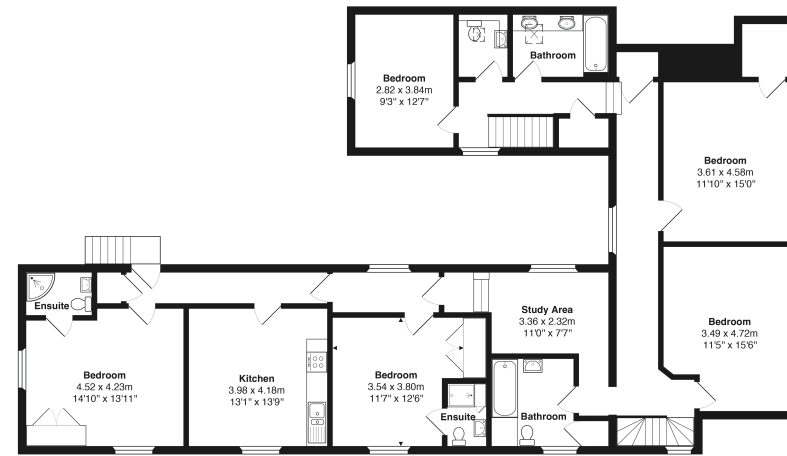
## Lower Knole Farm, Knole



Approximate gross internal floor area of main building - 369.9 m<sup>2</sup> / 3,982 ft<sup>2</sup>



Ground Floor  
Area: 202.2 m<sup>2</sup> ... 2176 ft<sup>2</sup>



First Floor  
Area: 167.7 m<sup>2</sup> ... 1806 ft<sup>2</sup>

**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**London House, Somerton, Somerset, TA11 7NU - Tel: 01458 767689 - E: [somerton@roderickthomas.co.uk](mailto:somerton@roderickthomas.co.uk)**