

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



LOWER KNOLE FARM, KNOLE, LANGPORT, SOMERSET, TA10 9HZ



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

Long Sutton, 1 mile, Somerton 3 miles, Langport 6 miles, South Petherton 8 miles, Street 9 miles, Yeovil 9 miles, Castle Cary 13 miles, A303 5 miles (Podimore), M5 (jct. 24) 16 miles.

Summary

A charming 16th century farmhouse in a splendid setting in a small hamlet within a conservation area, near Long Sutton, Somerton and Langport. With accompanying grounds of approximately 9.38 acres.

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, vegetable garden, parking area, oak carport and meadow which all encompass c2.5 acres. An additional 6.8 acres approx. are included, which is currently used for grazing and 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, county renowned primary school and the excellent Devonshire Arms Inn, as well as a par 71 18-hole golf course situated on the outskirts 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 inglenook 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 double 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 so offers scope for use as a self-contained flat if required, making it ideal for additional separate accommodation for extended family or equally as an office complex for those that work from home.





Outside

The house has lovely, 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 in all totals over 9.38 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.

The plan shows the land included coloured blue. The additional grazing land available is coloured pink.

Other Information

Freehold.

Grade II listed.

Somerset Council - 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.

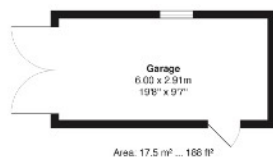
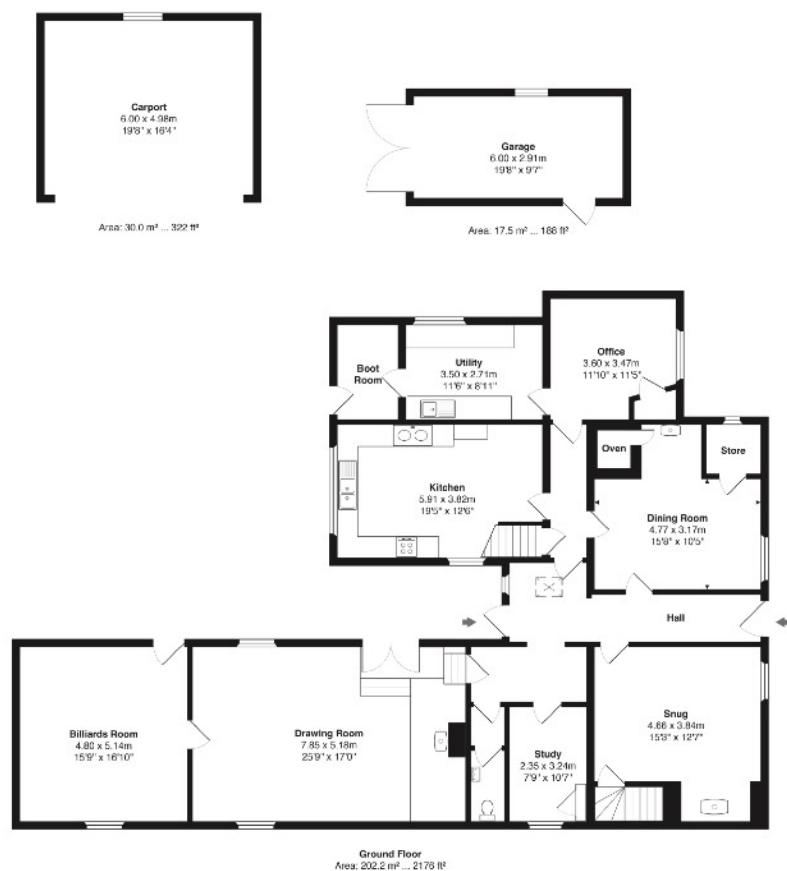
NO ONWARD CHAIN

History

Knole Farmhouse dates to the 16th century and was built on the Duke of Devonshire's land, with alterations made over the centuries. The hamlet of Knole consists mainly of blue lias stone built properties, some of which are thatched, with many dating from the medieval period. Knole hill is a quintessential Somerset feature, of hillocks rising from out of the pastoral landscape, and has apple trees from ancient orchards skirting its slopes.

The hamlet of Knole is tucked away from main roads and surrounded by beautiful country, has remained unspoilt, due in part to strict planning controls and the wisdom of farsighted landowners, including The Duchy of Cornwall, whose policy has been to preserve the environment.





Lower Knole Farm, Knole



Approximate gross internal floor area of main building - 369.9 m² / 3,982 ft²



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2 London House, Somerton, Somerset, TA11 7NU - Tel: 01458 767689 - E: somerton@roderickthomas.co.uk