

Stocklinch Manor, Stocklinch, Somerset







A beautifully presented **Victorian family home** within established gardens and grounds of around 5.74 acres and accompanied by a separate annexe and guest cottage.

Summary of accommodation

Porch | Veranda | Reception hall | Drawing room | Dining room | Kitchen/family room | Study | Playroom | Snooker room | Art room | Laundry room
Store room | Back hall | Dog room | Cellars

Principal bedroom with en suite bathroom | Guest bedroom with en suite shower room | Further double bedroom with en suite bathroom
Further double bedroom with en suite shower room | Two further double bedrooms en suite to dual-access shower room | Cinema room

Self-contained one bedroom flat with kitchen

Neswick Cottage: Sitting room | Kitchen/breakfast room | Two double bedrooms | Bathroom

Triple garage | Parking | Heated swimming pool with loggia & changing facilities | Hard tennis court | Outbuildings | Tree house | Garden | Paddock

In all about 5.74 acres (2.32 hectares)

Distances

Barrington 1.8 miles, Ilminster 2.8 miles, M5 J25 11.1 miles, Taunton 14 miles, Yeovil 14.2 miles (Waterloo 2.25 hours), Exeter Airport 32.5 miles
(All distances and times are approximate)



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Situation

Stocklinch Manor is situated on a no-through lane, nestled on the outskirts of a small village, surrounded by a rich history and breath-taking, unspoilt countryside.

Nearby, the village of Barrington provides a local shop and more extensive amenities can be found in the town of Ilminster, just 2.8 miles away, boasting various local businesses and healthcare facilities. Taunton and Yeovil also provide more comprehensive services and are within a comfortable drive.

Educational facilities are excellent in the area, with two highly rated primary schools within 3 miles and the esteemed Perrott Hill School only a short 10.2 mile drive away. Many renowned private schools are also within easy reach including the Sherborne Schools, Hazelgrove, Bryanston and King's and Queen's Colleges in Taunton.

For commuters, there is a convenient mainline rail service from Taunton to London Paddington taking from 1 hour 45 minutes, and from Yeovil to London Waterloo taking approximately 2¼ hours. Exeter and Bristol Airports are about an hour's drive away, offering flights both within the UK and internationally.

Stocklinch Manor

Stocklinch Manor, believed to be built during the late 19th Century, stands as a classic country house in a private position within approximately 5.7 acres of well-manicured gardens and grounds, protected by mature hedging and trees.

The house itself is a testament to Victorian elegance and grace, with tall ceilings and windows casting an abundance of natural light throughout, giving it an airy, open ambience. It retains its original architectural charm, boasting fireplaces, ornate cornicing, working shutters, and a grand front staircase leading from the reception hall.







The house seamlessly blends these historical features with modern amenities for contemporary living, such as a spacious kitchen and family room, fitted with a custom-designed painted timber kitchen, featuring a 4-oven electric AGA and separate dining and seating areas. A further five reception rooms on the ground floor ensure there is ample space for entertaining. In addition, one of the first floor rooms has been turned into a cinema room. A collection of useful service rooms and cellars with flagstone floors and original wine bins further complement the house, providing practicality and function.

The elegant proportions continue to the first floor where there are six bedrooms, each with access to en suite bathrooms or shower rooms. The views are superb, especially from the principal bedroom. A self-contained flat with its own access provides additional accommodation with a double bedroom, shower room and kitchen.

Neswick Cottage

The former stables have been thoughtfully converted into Neswick Cottage, offering a comfortable sitting room, two spacious double bedrooms, a well-equipped bathroom and its own secluded garden, giving good privacy from the main house.



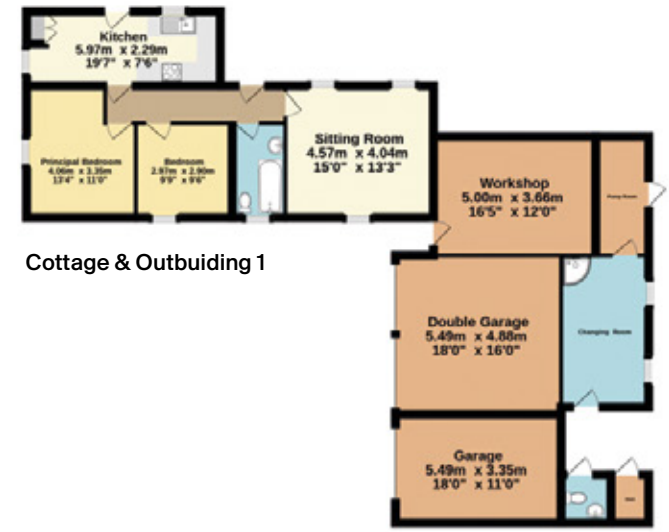
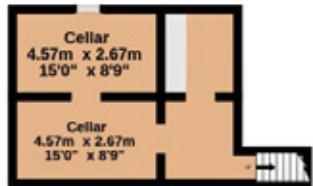


Approximate Gross Internal Floor Area

814.4 sq m (8766 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside





Neswick Cottage



Neswick Cottage

Gardens, grounds and outbuildings

The house is approached by a gravel drive to a broad parking area in front of the house. The drive then continues around behind the house to the former stable yard, which is bounded on one side by the coach house, which now comprises a triple garage. On another side is the former stable block, now converted to provide a guest cottage.

Behind the coach house is the heated swimming pool, with a charming loggia at one end with covered seating area and fireplace, and to one side is the changing room with shower and separate WC. Behind the loggia are two useful stone outbuildings. Beyond the pool is the hard tennis court.

The gardens surround the house on three sides, with lawns spreading out from the house decorated by flowering shrubs, clipped hedging and mature specimen trees. The garden is bounded by mature hedging, trees and an arboretum planted in recent years. Lying behind the pool and tennis court is the paddock, which is bounded by stock-proof fencing.

Services

Mains water and electricity, private drainage and LPG-fired central heating and swimming pool.





Directions (Postcode TA19 9JL)

From the Lopen Raj roundabout on the road to Ilminster, travel for about 100 yards and turn right, signed to Barrington. After about one mile veer left onto Green Lane. Continue for 3.4 miles to a T-junction by a white-painted cottage. Turn right and travel for about 0.3 mile to a T-junction. Turn right onto Owl Street and continue for about 200 yards. Turn left onto a no-through road, marked by a stone column. The property will be found on the left after about fifty yards.

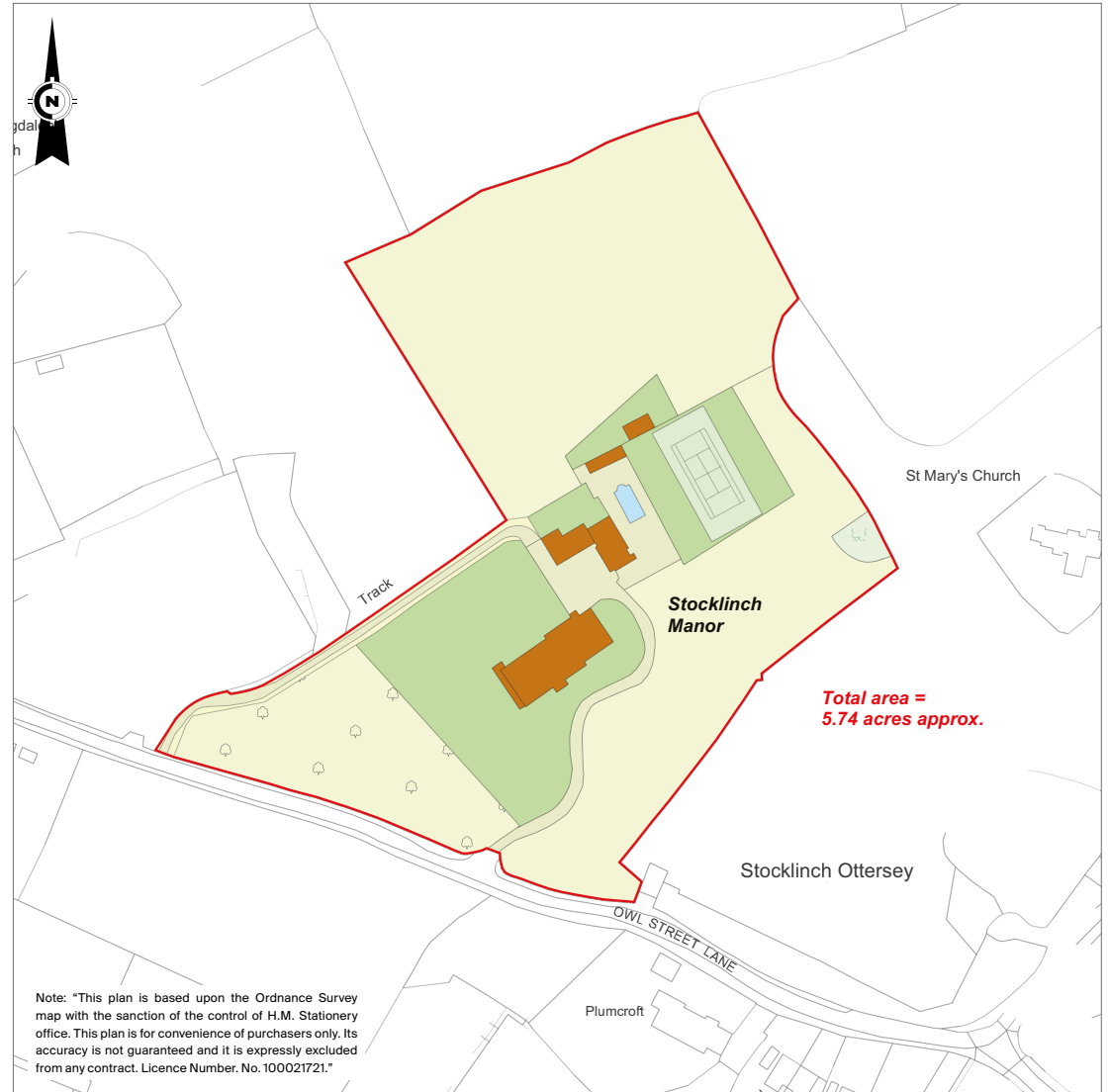
Property information

Tenure: Freehold

Local Authority: South Somerset District Council

Council Tax: Stocklinch Manor – Band G, Neswick Cottage – Band C

EPC Rating: Stocklinch Manor – F, Neswick Cottage – F



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2023. Photographs and videos dated July 2023.

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