



The Manor House, Cole, Somerset



An 18th century country house and separate annexe with 1.5 acres of beautiful gardens and 300 yards of river frontage.

Summary of accommodation

Ground Floor - Reception hall | Sitting room | Snug | Dining room | Study
Kitchen/breakfast room | Laundry & boot room | Cloakroom

First Floor - Main bedroom with walk-through dressing room & ensuite bath & shower room | Double bedroom | Single bedroom | Home office | Family bathroom
Attic occasional bedroom | Attic storage

Converted Barn - Self-contained, ground floor annexe
First floor guest bedroom with ensuite bathroom | Two single garages

Garden and Grounds - Heated swimming pool with changing pavilion
Garden store | Lean-to greenhouse | Summerhouse | Garden | Orchard
Woodland | River frontage

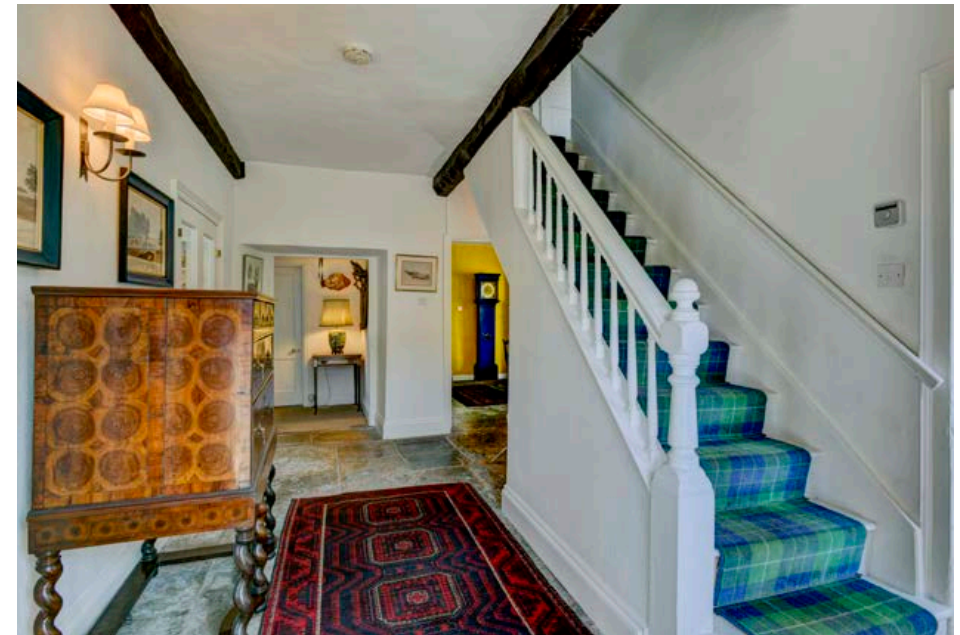
In all about 1.5 acres

Distances

Bruton town centre 1.3 miles (Paddington 2.25 hours), Castle Cary 2 miles, A303 6.2 miles, Gillingham station 11.5 miles (Waterloo 2 hours), Junction 23 (Bridgwater) M5 27.5 miles, Bristol Airport 30 miles, Exeter Airport 55 miles.
(Distances and time approximate).

				1.5 acres	Main House EPC D	Annexe EPC C
3+2	2+2	4+1	2			





Location

The Manor House is situated in a lovely position in the peaceful hamlet of Cole, which is set in the valley of the River Brue about one and a half miles from the centre of the attractive, popular town of Bruton. Although one of the smallest towns in England, Bruton has excellent amenities that cater for most day to day requirements. These include several restaurants and cafés, two pubs, a butcher, artisan bakery, four mini-supermarkets, petrol station, pharmacy and Post Office. The town also has a vet, doctor's surgery and dentist. For wider requirements Castle Cary is only two miles away with Bath, Frome and Yeovil all within a reasonable driving distance. Bruton and Castle Cary have regular rail service to Paddington taking 2.25 hours and Bristol & Exeter Airports are about an hour and an hour and a half's drive away respectively. There is a choice of schools both from the private and state sectors. These include Sexeys School (state secondary boarding) and Kings Bruton, with Hazlegrove, All Hallows, Millfield, Wells Cathedral School, the Sherborne schools and Downside all within a 10-mile radius.

The Manor House

Situated in a hamlet where the Rivers Brue and Pitt meet, The Manor House is set in about 1.5 acres of beautiful mature gardens. The house dates from the early 18th century and is a lovely example of a house of the period. It has a Double Roman clay tile roof and walls built of cut local stone with Doulling limestone dressings quarried from the Mendips. The house is laid out in an L-shape on two floors with light, mainly south-facing rooms with excellent ceiling height. The house is also Grade II listed and has retained many of its original architectural fittings including an anse-de-panier moulded stone hood above the front door, tall stone mullion windows with window seats, plentiful original joinery and flagstone floors. It has been the home of the current owners for the past 23 years and has clearly been well cared for and improved over the period. Before moving in the house was completely renovated. This included relaying the roof and adding on a lovely breakfast/dining area to the kitchen. Great care was taken to ensure the work was undertaken sympathetically, whilst also making sure that the house was fit for purpose for modern living.

On the ground floor there are three good-sized, principal reception rooms and a charming kitchen/breakfast room with a small adjacent study. The kitchen is fitted with a part-flagstone, part-tiled floor, units under mainly granite/timber work surfaces and a two-oven AGA.

Upstairs the main bedroom faces south-east and has a walk-through dressing room leading to an ensuite bath and shower room. In addition, there is a further double bedroom, the family bathroom and a walk-through office leading to a single bedroom. The latter two rooms were created from a single double bedroom, which would be simple to reinstate. There is a stairway access to the attic, part of which has been insulated and fitted out as an office - with planning permission, this could be converted into an additional bedroom. Elsewhere in the attic is ample room for storage.



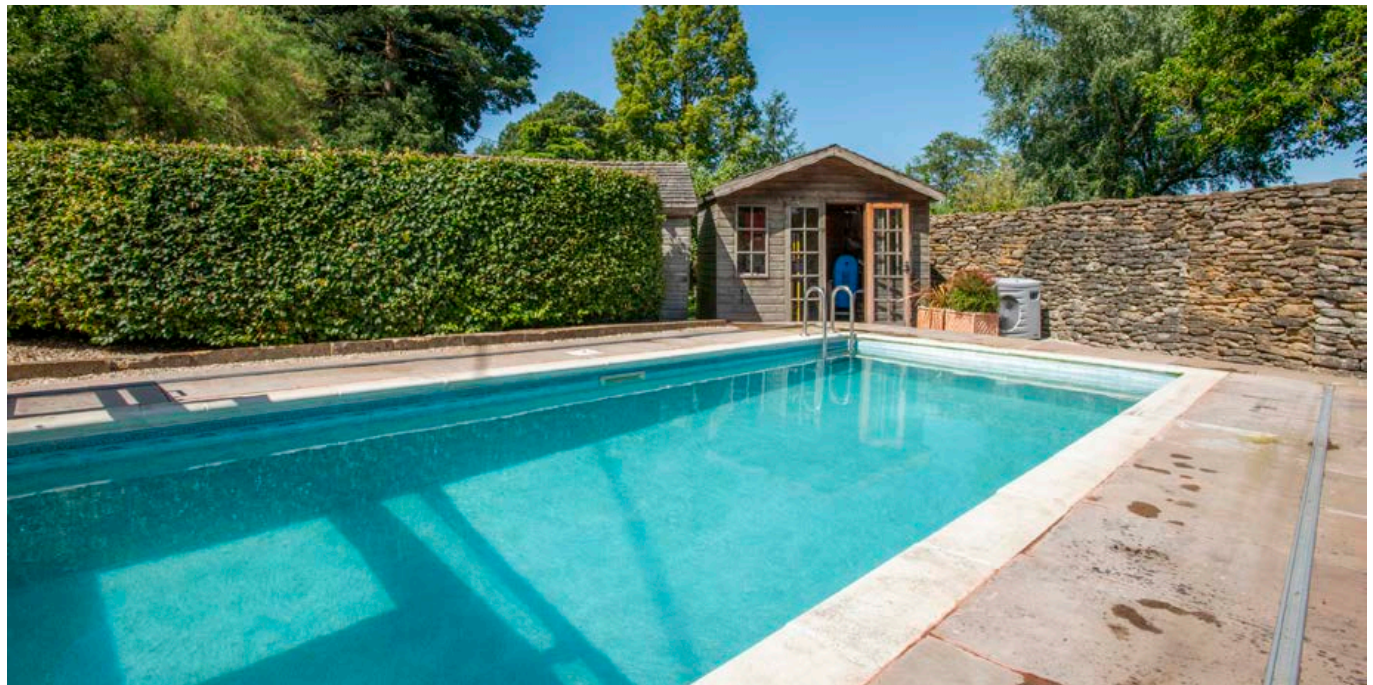


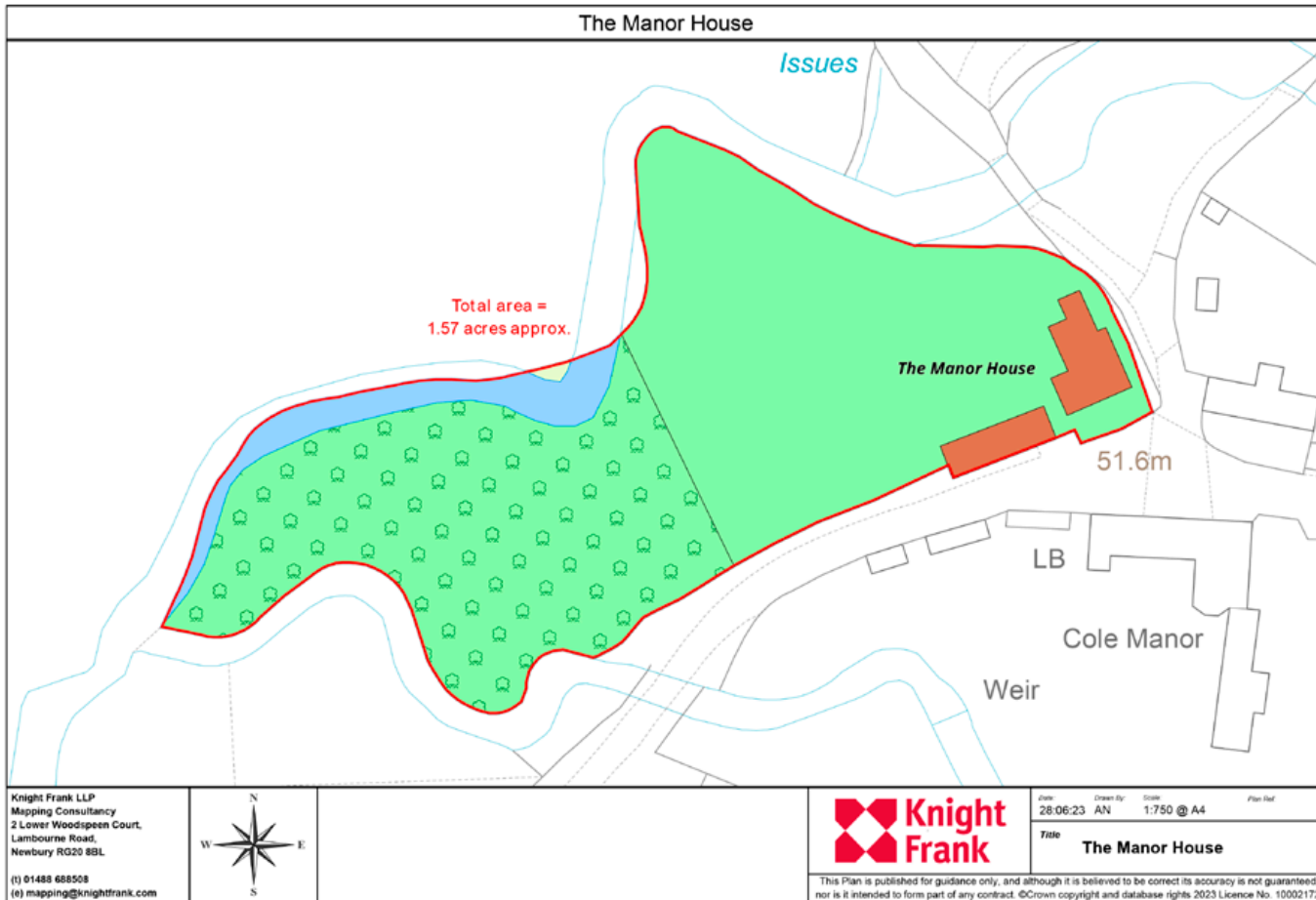
Annexe, Outbuildings & Garden

The Manor House is set back behind a low stone boundary wall and lawned front garden. To one side is a barn that has been converted to provide garaging for two cars plus a self-contained annexe for family with separate, additional guest accommodation in the roof space above. Beyond the barn is a heated swimming pool set within a walled courtyard and covered by a telescopic pool enclosure. Immediately behind the house is a part-walled, outside dining area overlooking the full length of the house's formal garden and grounds.

The garden has a level lawn fringed by deep, richly planted borders providing lush, rich colour throughout the growing season. Stone walling links to the rear of the house and barn to create a sheltered, secluded environment for the garden, which is further protected by a stand of mature, broadleaf trees along the river bank and a mixed orchard of dwarf apple, plum and medlar trees.

Beside the orchard and overlooking the Brue is a summerhouse sited in the shade of a magnificent walnut tree. Beyond the orchard and leading to the point where the Brue and Pitt meet is an area of mixed woodland screening the photovoltaic panels.





Property Information

Tenure: Freehold.

Services: Mains water, electricity & gas. Private drainage. Gas-fired central heating & AGA (cooking & hot water). Water softener. PVA panels. Heating for the swimming pool provided by an air source heat pump.

Local Authority & Council Tax Band: Somerset Council (www.somerset.gov.uk).

The Manor House: Tax Band G

The Annexe: Tax Band A

Directions (Postcode BA10 0PL)

what3words///feasted.slopes.corrode

Approaching Bruton from the south-east on the B3081, at the T-junction at the end of Dropping Lane by St. Mary's Church, turn left onto Silver Street/A359. Continue for a third of a mile to a T-junction. Turn left onto Cole Road, continuing on the A359, towards Yeovil. Drive for another third of a mile and then turn slightly right heading downhill on Sunny Hill, signed to Cole (old fashioned signpost). The property will be found on the right at the bottom of the hill after half a mile, set back from the junction. Please park in front of the front boundary wall.

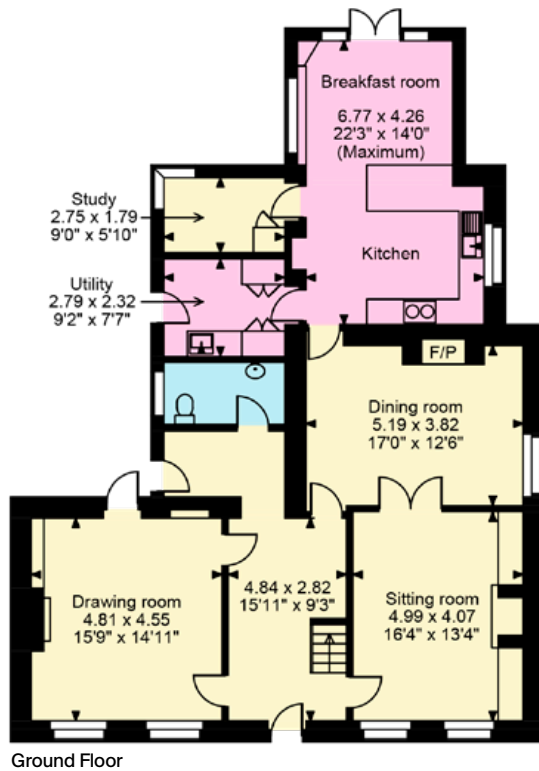
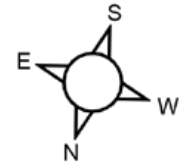


Approximate Gross Internal Floor Area

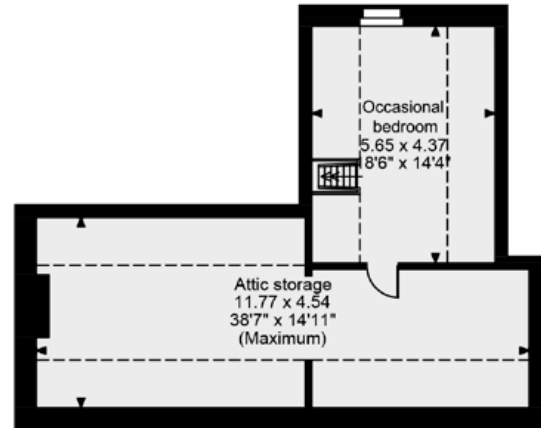
Main House: 251 sq.m / 2,703 sq.ft

Garages: 40 sq.m / 432 sq.ft

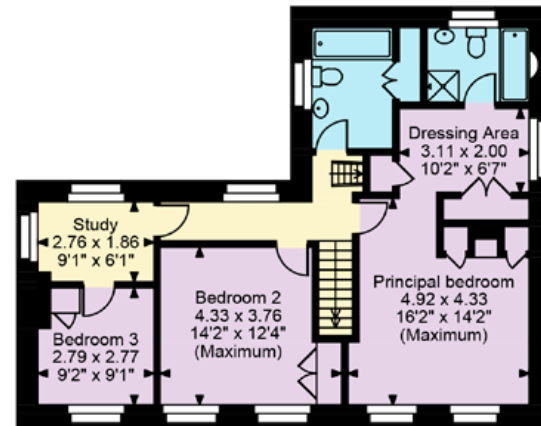
Annexe: 103 sq.m / 1,110 sq.ft



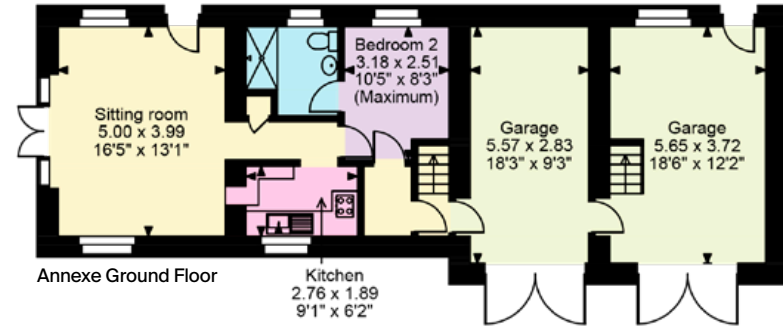
Ground Floor



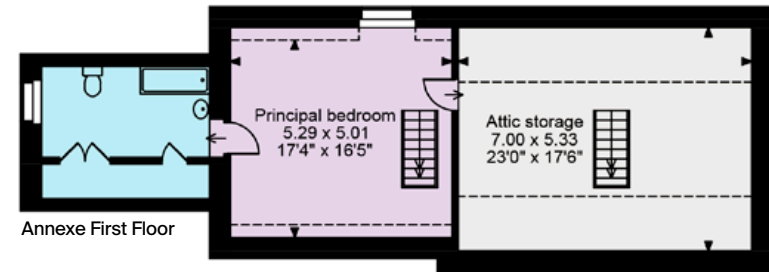
Second Floor



First Floor



Annexe Ground Floor



Annexe First Floor

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.

Knight Frank

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I would be delighted to tell you more

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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 March 2024. Photographs and videos dated July 2023.

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