



HARDINGTON HOUSE

Hardington Mandeville, Somerset



AN ELEGANT AND SYMPATHETICALLY RESTORED GRADE II LISTED GEORGIAN RECTORY

Set in about 5.90 acres of park-like grounds on the edge of a rural village

Summary of accommodation

Ground Floor: Porch | Reception hall | Drawing room | Study | Dining room | Rectory room | Rear hall
Kitchen/breakfast room with adjacent secondary kitchen | Pantry | Larder | Laundry room/WC | Cloakroom/WC

First Floor: Landing | Principal bedroom with integral bath & en suite WC | Guest Bedroom with integral shower & separate WC
Further double bedroom with en suite/dual-access bath & shower room | Self-contained flat with sitting room and kitchen, double bedroom & bathroom

Second Floor: Landing | Two double bedrooms | Bath & shower room WC | Store (potential en suite bath/shower room)

Cellars: Plant room | Workshop | Wine store | Two further stores

Outbuildings, Garden & Grounds: Garden & parkland | Two parking areas | Courtyard with summer house | Garden store | Greenhouse | Stone bothy

In all about 5.90 acres (2.83 hectares)

Distances: Yeovil 4.5 miles, Crewkerne 5.5 miles, Yeovil Junction Station 7 miles (Waterloo 2 hours 16 minutes), Sherborne 10 miles, A303 10.5 miles
(All distances and times are approximate)

SITUATION

Hardington House is situated on the western edge of the village of Hardington Mandeville, which is set amidst unspoilt, rolling countryside containing the Hardington Moor SSSI and National Nature Reserve. This sought after village has a vibrant community with about 600 residents with a Grade II* listed parish church and village hall plus a popular pub (The Royal Oak) and a village store/post office. The house is conveniently located between the historic and charming market town of Crewkerne, which has a Waitrose, and the large, bustling town of Yeovil with its extensive retail parks and a choice of large supermarkets. Consequently, for nearly all day to day needs the house has the best of both worlds.

In addition, the beautiful Abbey town of Sherborne and the stunning Jurassic Coast are only 10 and 14 miles away respectively.

The property is also close to good transport links, including the main line railway station at Yeovil Junction, which has direct services to destinations on the line between Waterloo and Exeter St. David’s, and is also only a short drive from both the A30 and A303.

The wider local area has a wide choice of schools for children of all ages including Perrott Hill, Leweston, the Sherborne schools and Hazlegrove, with King’s School Bruton accessible by train from Yeovil.

HARDINGTON HOUSE

Hardington House is set within approximately six acres of beautiful, park-like grounds that contain an astounishing variety of more than 400 mature, broadleaf trees, both from this country and from more far-flung locations around the world. Standing on the side of Cold Harbour Hill in an elevated but sheltered position, the house looks out to the west and south over its own grounds to the surrounding countryside beyond, a view which becomes even more dramatic once the trees have shed their leaves in autumn.



It is also cleverly positioned within its Capability-Brown style landscape, so that the garden and grounds somehow seem to curtsy to the house. Built as a rectory in 1826 during the latter years of the reign of King George IV, with a later Victorian extension. This Grade II listed house is testament to probably the most elegant period of English architecture.

Today it has been beautifully and faithfully restored to its former glory by the current owners, a painstaking project undertaken over the past seven years. The house is built of stucco covered, local hamstone sheltering under a Welsh slate roof and has tall, 12-pane sash windows on the ground floor and 6-pane sash windows above. These combine to capture the best of the natural light throughout the day providing a wonderfully light and airy feeling throughout. The interior has large, well-proportioned rooms with tall ceilings, that are grouped around a central reception hall and first floor galleried landing, which are lit by light flowing down through a large rooflight. By 2018 the house had been empty for more than twenty years and had little done to it since being sold by the Church Commissioners after the war. As a result, it has retained nearly all its original architectural fittings. These include an elegant, sweeping main staircase, timber and Blue Lias flagstone floors, intricately moulded coving and joinery, working shutters, internal servant call bells, an externally mounted coachman's bell for summoning carriages and the vast majority of rooms have original and working fireplaces.

The ground floor incorporates four fine reception rooms that face either south and/or west, with the drawing room and study flanking the hall, the dining room conveniently adjacent to the kitchen and a charming rectory/garden room, where the rector once received his parishioners, with a vaulted ceiling and four sets of French windows that open onto the south-facing terrace, and the east courtyard garden. The house also incorporates two kitchens: a large Guild Anderson kitchen fitted with a 4-oven AGA and large marble central island plus French doors opening onto a balustraded terrace and a more intimate, smaller kitchen "for serious cooks". Adjacent to it are a walk-through pantry and large larder. Beneath the ground floor is a suite of six cellars with probably 16th century cobbled floors, possibly indicating an earlier rectory on the site.





On the first floor there are five bedrooms, all with far-reaching views over the grounds. The principal and guest bedroom suites, both of which contain an integral bath/shower and a separate, en suite WC, have west-facing views to catch the best of the light in the late afternoon and evening.







The grounds extend out from the house, on three sides with the high, stone boundary of the former kitchen garden on the fourth, which means that the house is wonderfully private, from its only and nearest neighbour. The grounds contain a charming arboretum with over 400 trees, which is bisected by a meandering stream, that flows down through two tranquil ponds, before gently descending into the valley. The variety of trees is too numerous to list here, but includes a magnificent London Plane tree, below the house that is reputedly the second largest in Somerset.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water, electricity. Private drainage. Oil-fired central heating. Electric AGA. 3-phase power supply. Klargester sewage treatment plant.

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

Council Tax: Band G

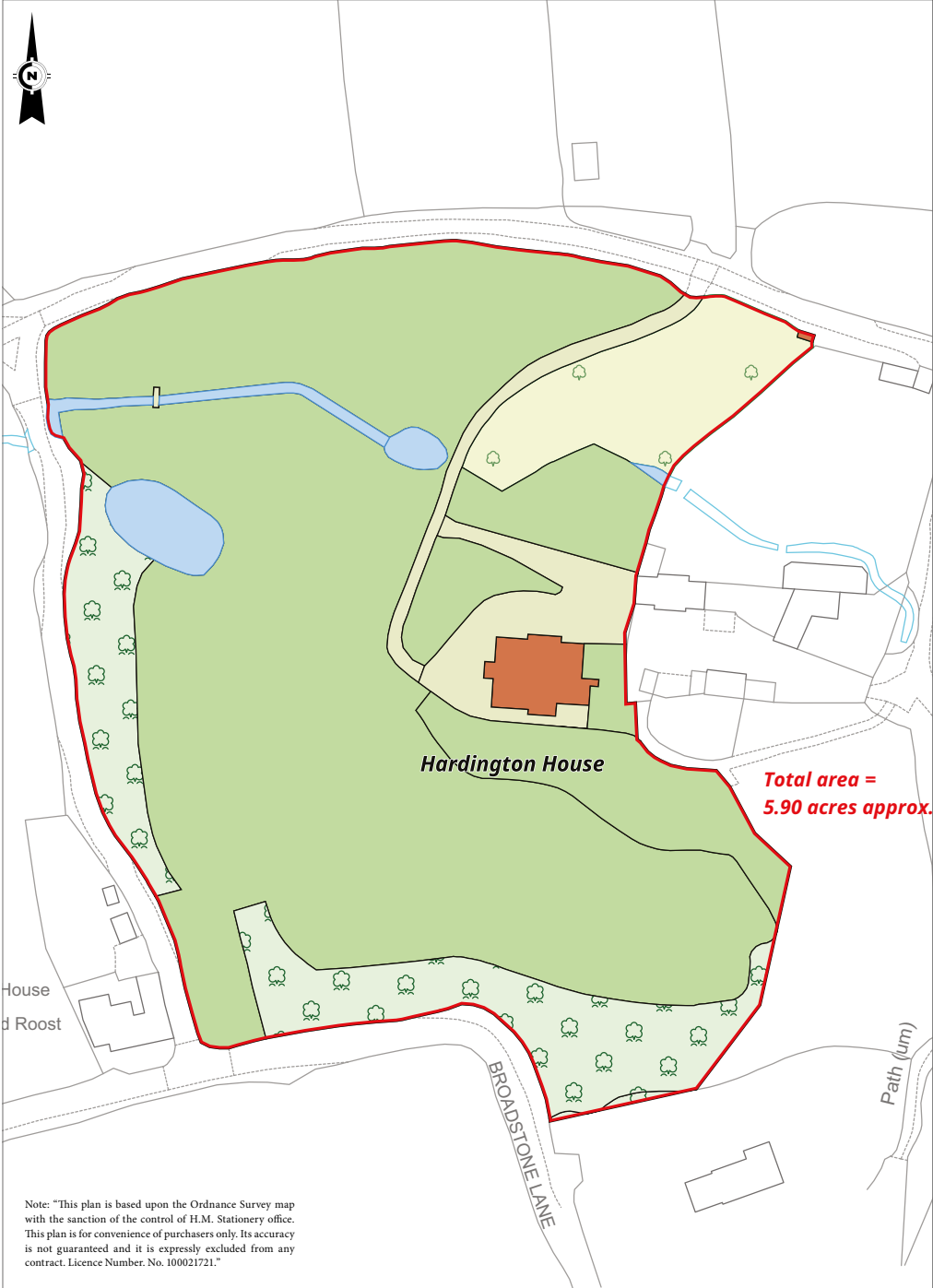
EPC Rating: E

Viewings: All viewings strictly by appointment only through the vendor’s selling agents, Knight Frank LLP.

DIRECTIONS

Postcode: BA22 9PU / **What3Words:** ///pitchers.mugs.crabmeat.

From the roundabout at the junction of Watercombe Lane and the West Coker Road/A30 at the south western edge of Yeovil, head west on the A30 towards West Coker. After a third of a mile turn left towards Hardington. Continue to follow the lane for about two and a quarter miles, passing through Hardington Moor, until you reach Hardington Mandeville. On the outer edge of the village turn right onto Wimborough Lane, passing St. Mary’s Church on the left. The driveway entrance to Hardington House will be found on the left after about 100 yards.



Simon Barker
01935 810064
simon.barker@knightfrank.com

Knight Frank Sherborne
First Floor, 5 Hound Street, Sherborne
DT9 3AB

Sarah Brown
020 7590 2451
sarah.ka.brown@knightfrank.com

Knight Frank Country Department
55 Baker Street, London
W1U 8AN

knightfrank.co.uk

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