



The Old Rectory, Staple Fitzpaine, Somerset



An **unlisted former rectory** with equestrian facilities in a peaceful setting with views to Glastonbury Tor.

Summary of accommodation

Open porch | Reception hall | Drawing room | Sitting room | Study | Dining room | Kitchen/breakfast room | Larder | Cloakroom
Boiler room

Landing | Principal bedroom | Guest bedroom | Four further bedrooms | Two family bathrooms

Parking | Range of outbuildings incorporating garage, barn and two stables | Stable block incorporating three loose boxes and tack room | Log store | Garden | Hard tennis court | Paddock with field shelter | Further paddock

In all about 4.46 acres (1.8 hectares)

Distances

Staple Fitzpaine 0.5 mile, A303 3.5 miles, Taunton town centre 6 miles (Bristol Temple Meads (52 minutes)/

Paddington (1 hour 39 minutes), Junction 25 M5 6.5 miles, Chard 8.5 miles, Wellington 11.5 miles, Exeter Airport 27.5 miles

(London City Airport 1 hour), Bristol Airport 41 miles

(All distances and times are approximate)



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Location

The Old Rectory is situated in unspoilt, open countryside with easy riding access on to the Here Path. A 13.7 mile-long circular trail through the Blackdown Hills (see www.alltrails.com). The village of Staple Fitzpaine is about half a mile away boasting a pretty, Grade I listed parish church and a popular, traditional pub (The Greyhound Inn TripAdvisor rated 4.4).

The centre of the county town of Taunton is only a 15-minute drive and able to meet most requirements with a wide choice of shops and businesses.

The property also has easy access to nearby transport links. The A303 and M5 are both within easy reach and Taunton station provides direct services to Bristol Temple Meads (52 minutes) and Paddington (1 hour 39 minutes). Both Exeter and Bristol airports are within an hour's drive.

There is an excellent range of schooling available from both the state and independent sectors. This includes several private schools such as Blundells in Tiverton, Wellington School, Taunton School, King's and Queen's Colleges in Taunton, King's Hall Preparatory School and Huish's Sixth Form College.



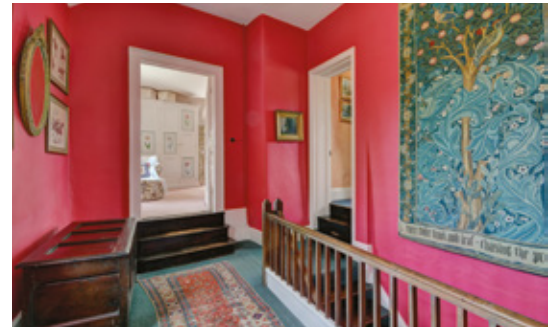
The property

The Old Rectory enjoys those all too rare commodities peace and privacy and it is therefore little wonder that it has been the much-loved home of its current owners for the past 52 years. The house has no near neighbours and is set well back off a little used country lane, almost hidden from view within its beautiful grounds. Surrounding it is a great swathe of lush, unspoilt countryside consisting of softly rolling hills, winding country lanes and woodland, all within the Blackdown Hills AONB. The detailed history of the house is unknown but it is thought to have been built in the 1800s, possibly around 1840 when The Manor in the village was built. It is a lovely example of how well the Church of England used to house its rural clergy and has changed little over subsequent years. It is built of painted local stone with sandstone quoins sheltering under a clay tile roof, with an attractive and pleasingly symmetrical front and is unlisted. The interior has great charm and has retained many architectural fittings that reflect changing fashions over the past 200 years. These include a brick-paved floor in the hall, fireplaces in the drawing, dining and sitting rooms, white-painted beams, tall, wide windows and plenty of original joinery.

The front of the house faces northeast allowing three of the four reception rooms to be arranged in an arc facing southeast through to southwest to catch the best of the natural light throughout the day. The kitchen and dining room are interconnecting and both have windows on two sides. The former has enormous character with two doors to the garden, a tall ceiling with painted beams, tiled floor, four-oven AGA and a large, walk-in larder. There are two staircases to the first floor, which contains six good-sized double bedrooms. All the upstairs rooms including the two family bathrooms look out to far-reaching views over the surrounding countryside.

Outbuildings, Garden and Paddocks

The house is approached off the passing lane via a U-shaped coach drive that passes one end of the house, with a sizeable parking area extending out from it in front of the house. Immediately behind the house and accessible from the kitchen and sitting room is a paved terrace that is a suntrap in fine weather and perfect for outside dining as it is nicely sheltered by the house and one of the barns.



The garden is level and largely lawned with a scattering of mature fruit trees and flowering shrubs, so is easy to maintain. At the far end of the garden is a hard tennis court. A further spur off the coach drive leads to a concrete yard flanked on one side by a stone-built period barn and on the other by a block-built stable block containing a tack room and three loose boxes. The barn is sectioned into four providing a garage, storage barn and two further stables. On the far side of the garden and stable yard are two paddocks enclosed by a field hedging and a short length of post and rail fencing. In all the grounds extend to about 4.46 acres (1.8 hectares).

Services

Mains water and electricity. Private drainage.
Oil-fired central heating and AGA.

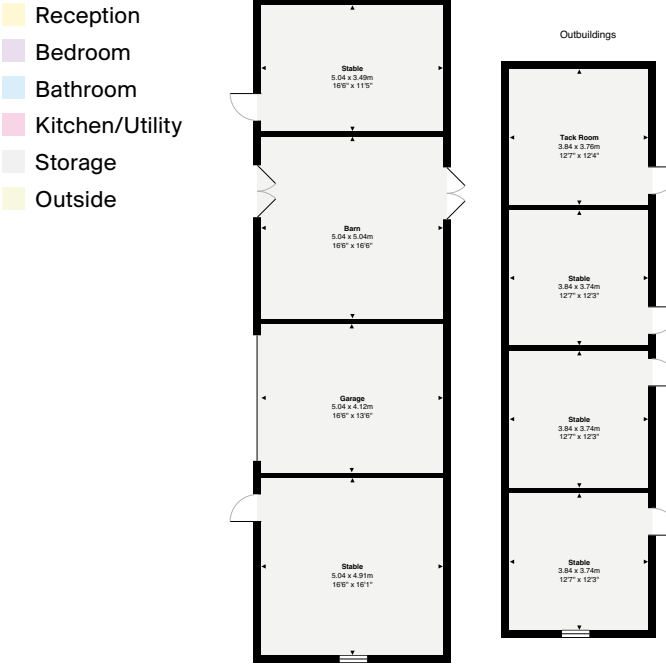
Directions (Postcode: TA3 5SJ)

What3Words: continues.elders.many

From the Horton Cross Roundabout on the A303 just west of Ilminster, take the A358 exit towards Taunton. Continue for three and three quarter miles and then turn left, signed to Staple Fitzpaine. Drive for a mile to a T-junction and turn left. Drive for just over a mile and a half to Staple Fitzpaine and at the crossroads in the centre of the village turn left. Continue for a third of a mile and then turn right onto parsonage Lane. The driveway entrance to the property will be found on the right after about 100 yards

Property information

Tenure: Freehold
Local Authority: Somerset Council (www.somerset.gov.uk).
Council Tax: Band G
EPC Rating: F



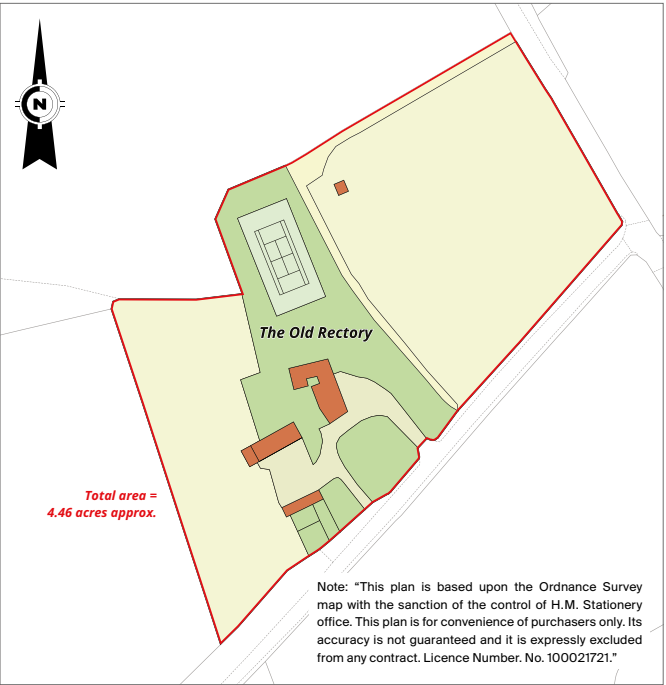
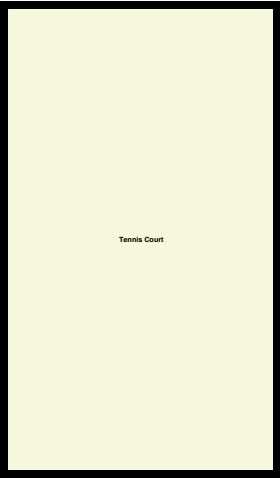
Ground Floor
Area: 182.3 m² ... 1962 ft²



First Floor
Area: 159.0 m² ... 1712 ft²

Approximate Gross Internal Floor Area
341.3 sq m / 3673 sq ft
(excluding Outbuildings)

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.



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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