



Middle Manor, Henley Manor, Henley, Crewkerne

Guide Price
£700,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Part of a beautifully restored Grade II* Elizabethan Manor House set in a tranquil setting overlooking its own garden and orchard/paddock (in total 1.15 acres) and the vale of the River Parrett, enjoying far-reaching views.

**Middle Manor, Henley Manor,
Henley, Crewkerne,
TA18 8PQ**

- Elizabethan Manor House
- Large Garden with Beautiful Views
 - Orchard/Paddock
 - In all 1.15 Acres
 - 4 Bedrooms
 - 2 Bathrooms
 - Second Floor Study Area
 - Double Garage & Parking
 - Grade II* Listed

Viewing strictly by appointment
Symonds & Sampson
01935 423526





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Situation

Middle Manor is part of the Henley Manor Estate set on a hillside about half a mile south of the market town of Crewkerne in the South Somerset Hills. The town has an excellent range of amenities including a Waitrose supermarket, a weekly country market, a monthly farmer's market and a choice of medical, dental and veterinary surgeries (see www.aboutcrewkerne.co.uk). Crewkerne also has a station with services to Waterloo and Exeter St. David's and the regional airports at Exeter and Bristol are both within a reasonable distance. The surrounding area also offers a wide choice of schools from both the state and independent sectors.

Distances

Crewkerne town centre 1.5 miles (Waterloo 2 hours 28 minutes), A303 7 miles, Yeovil 11.5 miles, Taunton/J25 M5 18.5 miles (Paddington 1 hour 39 minutes), Exeter Airport 35 miles. (Distances and times approximate).



The Property

Middle Manor is the central and oldest part of an Elizabethan manor house. The house and adjacent barns were renovated and converted into 18 separate dwellings between 2000 and 2010. The manor house itself is Grade II* listed and divided into four and was renovated last. Middle Manor brims with character at every turn and has three floors with fantastic, uninterrupted views across the vale of the River Parrett. The accommodation comprises an entrance hall, sitting/dining room with fireplace, kitchen, outer hallway, first-floor landing, main bedroom with en suite bath/shower room, bedroom 4 and cloakroom/wc, second-floor landing with study/office area, bedrooms 2 and, 3 and family bathroom/shower room.

Gardens and Grounds

Outside to the front access drive the property has a DOUBLE GARAGE with further guest parking.

To the front of the property is a front courtyard garden belonging solely to Middle Manor, with an access/pedestrian gate leading to a further side

garden/courtyard, enclosed by natural stone walling, gravelled seating and access through to the main rear garden.

A lovely private garden with far-reaching views across the vale and its own orchard/paddock. The garden is mainly laid to lawn with a raised and private seating area, again enjoying those wonderful views. The whole plot extends to 1.15 acres (excluding the double garage).

Please note there is a right of pedestrian access to the neighbouring property.

Services

Mains electricity. Private drainage. Private metered water supply is provided via a borehole owned and maintained by Henley Manor Ltd, which also owns the surrounding fields and farmland. Water rates for Henley Manor Estate residents are pegged to those charged by Wessex Water.

Oil-fired central heating incorporating underfloor heating on the ground floor. Oil-fired AGA.

Broadband - Standard broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

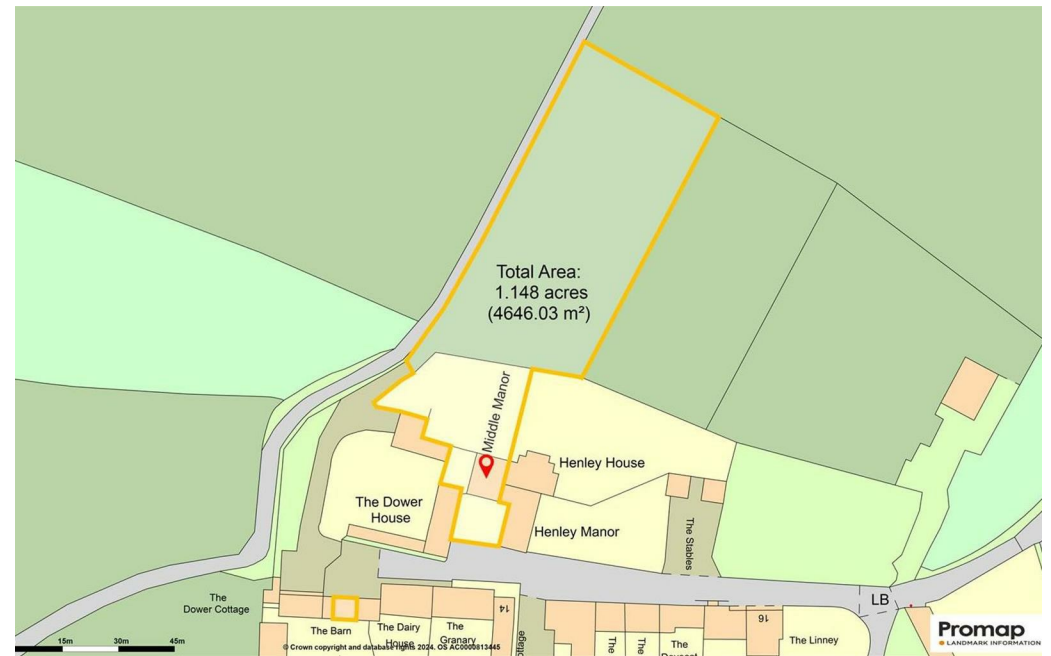
Please note that there is an annual service charge of £700 pa.

Directions

what3words:

///short.diverts.extension

From Crewkerne town centre/Market Street head south out of the town on the A356 signed to Dorchester. Follow the A356 out of the town for about three quarters of a mile and then turn right off a left hand bend onto Henley Road. After 100 yards continue onto Cathole Bridge Road. Drive for a further half mile and then turn left onto the approach drive to the manor house, marked as a no-through road and Henley Manor Estate. Follow the drive for about half a mile and continue straight to the top and the property will be found on the right. The double garage is a little further along on your left hand side.

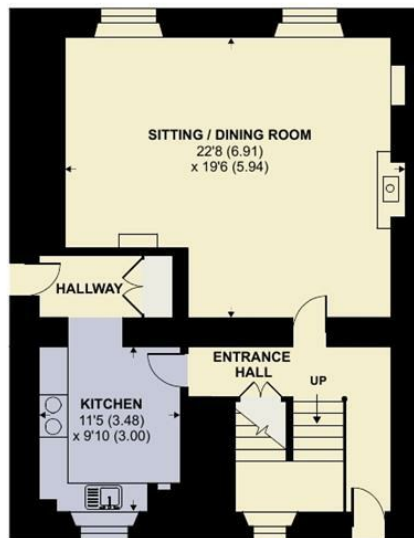
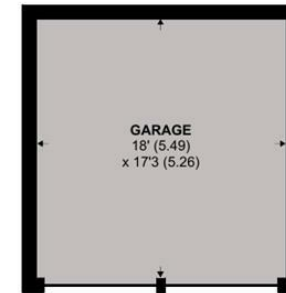




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Approximate Area = 2752 sq ft / 255.6 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1090154



YEO/SH/06.06.2024



01935 423526

Symonds & Sampson 2 Court Ash

Yeovil

Somerset

BA20 1HG

yeovil@symondsandsampson.co.uk

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