



The Old Manse





# The Old Manse

South Street, Montacute, Somerset, TA15 6XD

A303 2 miles. Yeovil 4 miles. Sherborne 9 miles.

A wonderful five bedroom detached Grade II listed house situated in the heart of this desirable village, just a stone's throw from Montacute House and Gardens. EPC Exempt.

- No onward chain
- Reception hall and cloakroom
- Kitchen and garden room
- Two bathrooms
- Freehold
- Sought after village location
- Two reception rooms
- Five bedrooms
- Long private walled garden
- Council Tax Band E

Guide Price £500,000

## SITUATION

The Old Manse lies in the heart of this sought after village, adjacent to the Baptist Church and just a short stroll from Monacute House and grounds and also within an easy walk through the National Trust woodlands onto Ham Hill. The village also enjoys a Hotel with bar and restaurant, together with a further public house, village stores/post office, church, primary school and garage. The larger town of Yeovil is within 4 miles, where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.

## DESCRIPTION

The Old Manse comprises a wonderful family home constructed principally of hamstone with some brick exterior elevations and is contained beneath a slate roof. It is Grade II listed and offers a wealth of character features associated with a house of its age. These include delightful sash windows, many of which have the original shutters, along with attractive open fireplaces, high ceilings with ornate cornices, yet also benefitting from gas fired central heating. The accommodation is laid over three floors and offers well proportioned and flexible living space which although in need of some updating, provides purchasers with the opportunity to refurbish to their own specification. The current accommodation briefly comprises; reception hall, sitting room, rear hall and cloakroom, together with a dining room, inner lobby, kitchen/breakfast room and garden room, all on the ground floor. On the first floor, accessed from two staircases, can be found a total of five bedrooms and two bathrooms. There is also the benefit of a useful attic room with large porthole windows at either gable end. Outside the property is festooned with delightful climbing plants and to the rear of the property is an enclosed long walled garden, which has been well designed and planted with a fine selection of shrubs, bushes and trees and is flanked with a well clipped tapestry hedge.





**ACCOMMODATION**

Entrance door with lattice window over. Reception hall with window to side and glazed door to the rear. Sitting room with large sash window with shutters, marble fireplace with tiled surround and hearth, two recessed arches either side of the fireplace, together with picture rail and ornate cornices. Rear hallway with delightful staircase rising to the first floor with cloakroom beneath with low level WC and wash hand basin. Dining room with large sash window to side, with window seat and shutters, tiled fireplace with over mantle and picture rails. Inner lobby with glazed door to side and further glazed door leading to the kitchen/breakfast room, which comprises; single drainer sink unit with mixer taps over, adjoining worktops with cupboards and drawers beneath, together with space for dishwasher. Further worktop with gas cooker, recessed shelving and sash window to rear, picture rails, boiler cupboard housing the Potterton gas fired boiler, together with factory lagged hot water cylinder. Glazed door to the garden room with glazed french doors to the garden, glazed door to side and Belfast sink together with space and plumbing for washing machine. Secondary staircase rising to the first floor.

Half-landing with large arched window with decorative surround. Main landing with stairs and doorway leading to the attic room. Bedroom one with sash window to front offering a view to St Michaels Tower. Bedroom two with views from two aspects including a sash window to front also with a view to St. Michaels Tower. Bathroom comprising enamelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls to picture rail height. Bedroom three with sash window to side with shutters, door leading through to bedroom four with window to side, trap access to the roof void and door to the rear landing. Stairs returning down to the garden room. Bathroom comprising; enamelled bath, pedestal wash hand basin, low level WC, window overlooking the rear garden. Bedroom five with window overlooking the rear garden and trap access to the roof void. Attic room with two large porthole windows at either gable end, vaulted ceiling with exposed beams, trap access to the roof void and eaves storage.

**OUTSIDE**

The property is protected from the street with stone walling and wrought iron railings, together with a wrought iron gate hung from stone pillars and paved pathway leading to the front door. Adjoining rose garden to front and a wonderful selection of well clipped shrubs and small trees, including a Ceanothus and Rhamnus, to name but a few. To the side elevation is a wonderful array of Jasmine, Climbing Roses and Clematis Montana. Paved pathway leads along the side of the property to the rear garden, which is long, walled and stocked with a variety of various shrubs, bushes and trees, along with a paved sun terrace and a well clipped tapestry hedge. Trellis fence separates the lower garden with a further paved sun terrace and a grass pathway leading to the bottom of the garden with rose arch and garden bench.

**SERVICES**

All mains services are connected.  
Gas fired central heating, together with some night storage heaters.  
Broadband availability : Standard and Superfast (Ofcom)  
Mobile availability : EE, O2 and Vodafone  
Flood risk status - medium rise for surface water, very low risk for rivers/sea (Environment agency)

**VIEWINGS**

Strictly by appointment through the vendors selling agent. Stags, Yeovil office telephone 01935 475000.

**DIRECTIONS**

From Yeovil take the A3088 towards the A303 and Cartgate. After a short distance turn left signposted Montacute. At the end of the road turn left and continue into the village. Continue through the village passing the entrance to Montacute House and shortly afterwards, just after The Phelps public house, The Old Manse will be seen on the left hand side, clearly identified by our For Sale board.





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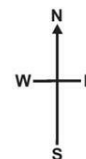
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Approximate Area = 2382 sq ft / 221.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1236058



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