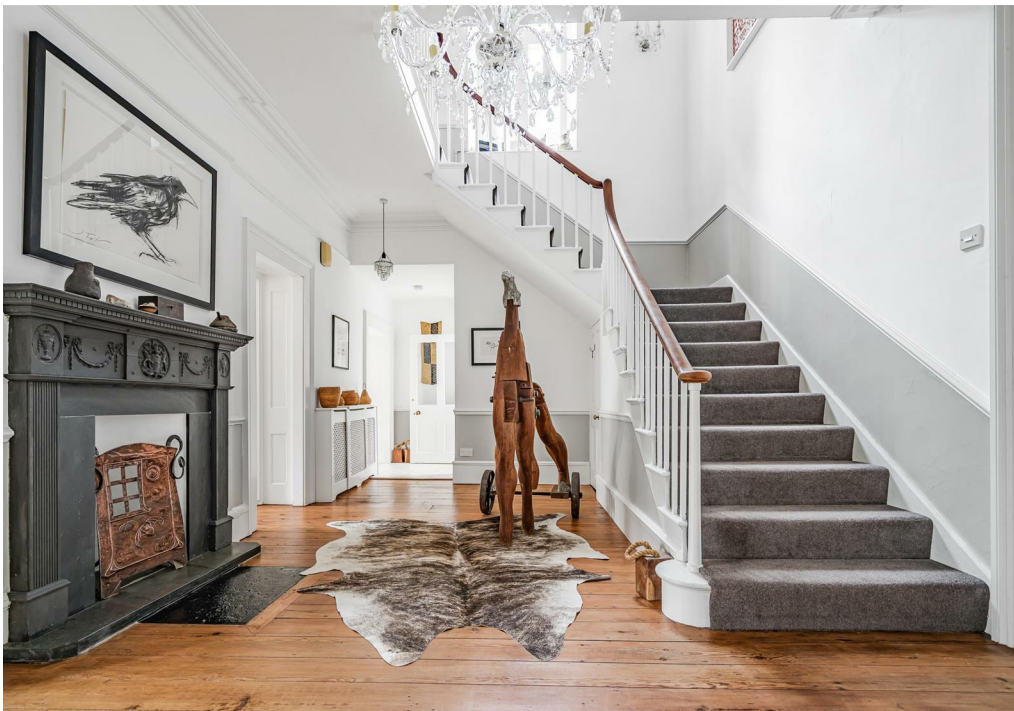




Manor House







Manor House Luccombe

Minehead, Somerset, TA24 8TE

Porlock 2 miles Minehead 4 miles Watchet 12 miles Taunton 27 miles

An elegant and beautifully presented former rectory of considerable character and charm in a quiet setting on the edge of the National Trust Village of Luccombe with 2 letting cottages, extensive gardens and grounds.

- Beautifully Presented Period Manor House
- Impressive and Flexible Accommodation with Integral Annex
- 3.5 Acres of Gardens and Grounds
- Access to Superb Walking
- Council Tax Band E & B
- Two Residential Cottages
- Set on The Edge of a Charming Exmoor Village
- Wonderful Rural Views
- Freehold

Guide Price £2,200,000

Stags Dulverton

13 Fore Street, Dulverton, Somerset, TA22 9EX

01398 323174 | dulverton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

This former Rectory is accessed via an impressive driveway nestled at the foot of Dunkery Beacon on the edge of the village of Luccombe.

Luccombe is a delightful village with many period properties and a 14th century church. Almost all of the properties are National Trust owned which gives the unique charm of heritage architecture set against the stunning background of Exmoor.

The Somerset coastline has pretty harbours and villages including Porlock Weir (4.6 miles) and Watchet (12 miles). Although in a rural location the property has excellent access to the extensive shopping facilities of Porlock (2 miles), Minehead (4 miles) and the County Town of Taunton (27 miles), which offers well known independent and state schools together with a main line rail link to London Paddington and direct access to the M5.

DESCRIPTION

This handsome former rectory of considerable character and charm is believed to have been built in 1843 on the site of an earlier manor house. After purchasing Manor House the current owners had the opportunity to purchase the attached Old rectory to put the property back to its former self. The house offers generous and immaculate flexible accommodation. The property has been beautifully refurbished, whilst retaining many notable period features typical of the architectural period, including high ceilinged rooms with decorative covings, attractive fireplaces and a beautiful sweeping staircase. There is an integral two bedroom annex with its own entrance. The house is complemented by two cottages, 3.5 acres of gardens and grounds with a stream fed pond, which gives the property a parkland setting.

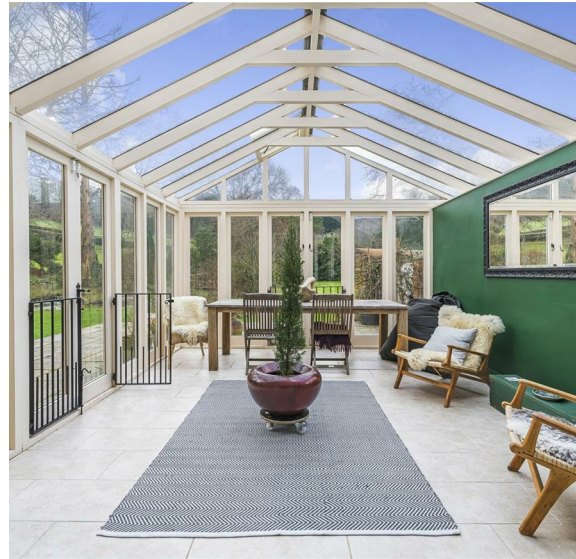
ACCOMMODATION

Entrance porch/lobby leads into the grand reception hall with fireplace inset with a wood burning stove, timber flooring, which in turn leads into the inner central hallway with magnificent Georgian sweeping staircase, chandeliers, a period fireplace and doors to the principle reception rooms. The double aspect drawing room with bay window has wonderful views of the gardens, a fireplace inset with a wood burning stove. The dining room with fireplace, inset with wood burning stove and timber floors again overlooks the gardens. Off the reception hall is a study with fireplace inset with wood burning stove and stairs to the first floor. Adjacent to the drawing room is a reading room/study with fireplace and French doors opening out on to the sun terrace and garden. The inner hall way also leads to the superb kitchen/orangery. The kitchen is fitted with an excellent range of bespoke units, granite worktops, integral oven and hob, an Aga (currently not connected) and walk in larder. Glazed doors lead through to the orangery/garden room with tiled floor and doors to the sun terrace and garden. Off the kitchen is a utility room and boot room with access to the courtyard. A door leads through into the annex with a sitting room with fireplace and wood burning stove, kitchen and stairs leading up to two double bedrooms and a shower room.

The main staircase leads to a first-floor gallery landing off which is the master bedroom with views over the garden and to the countryside beyond, two walk in wardrobes, and a large en suite with roll top bath, shower wash stand and WC. To the front of the house is another large double bedroom with adjacent bathroom with shower, bath, washbasin and WC. There are three more double bedrooms, one with en suite shower room.

The inner reception hall also leads down to the basement, which is divided into six rooms providing good space for a wine cellar, TV room, gym and workshop space.





THE COTTAGES

Discreetly set are the two cottages with their own parking, courtyard and garden. Both cottages have full residential consent and are currently let as holiday accommodation.

Luccombe Cottage (Sleeps 4)

The glazed door leads into the kitchen fitted with a range of units with granite worktops, integrated electrical appliances and cupboard under the stairs. The sitting room has an electric wood burning effect fire, glazed door to the garden and stairs to the first floor. Upstairs there are two double bedrooms and a bathroom. Outside there is a courtyard to sit and enjoy the peaceful surroundings.

Homer Cottage (Sleep 2)

A glazed door into a hall with access to the kitchen fitted with a range of units and integral appliances. The sitting room has an electric log effect fire and storage cupboard. Stairs lead to the first floor with a double bedroom and en suite bathroom. There is a private patio and garden for this cottage.

OUTSIDE

Approached through a five bar gate a sweeping gravelled drive leads through lawned gardens, ornamental trees and shrubs to a circular drive around a central lawn. The gardens are a real feature of this fine country home. To the side is a walled and gravelled parking area, log stores and garaging. To the rear of the house is a paved sun terrace with a stream fed pond and footbridge over, flower borders, shrubs and specimen trees. The gardens surround the house and rise up to woodland style gardens with flowers in abundance. There are pathways leading through the woodland gardens and a private path to the church. There is a wooden summer house which enjoys views over the garden. To one side is a kitchen garden with raised vegetable beds and a double glazed potting shed and a greenhouse.

AGENTS NOTE

There is a right of way over the first part of the drive to the neighbouring property. Manor House is situated in a conservation area.

SERVICES

Mains drainage and electricity. Private spring water supply. There is a comprehensive water storage, high pressure water pumping system and UV filtration.

VIEWINGS

Strictly by appointment with the agents please.

DIRECTIONS

From Taunton and M5 from the east follow A358 towards Minehead for approximately thirteen miles to the A39. Follow the A39 for approximately eight miles towards Minehead. Pass Minehead on the A39 towards Porlock for approximately one mile. After a short section of three lane carriageway, take the third left turning, signposted Luccombe. Follow this lane for approximately one and one half miles until it ends at a T-junction. Manor House gateway will be found directly opposite the junction.

OUTGOINGS

Manor House Bands E & B. Annex: Band B Cottages: Band B

WHAT3WORDS

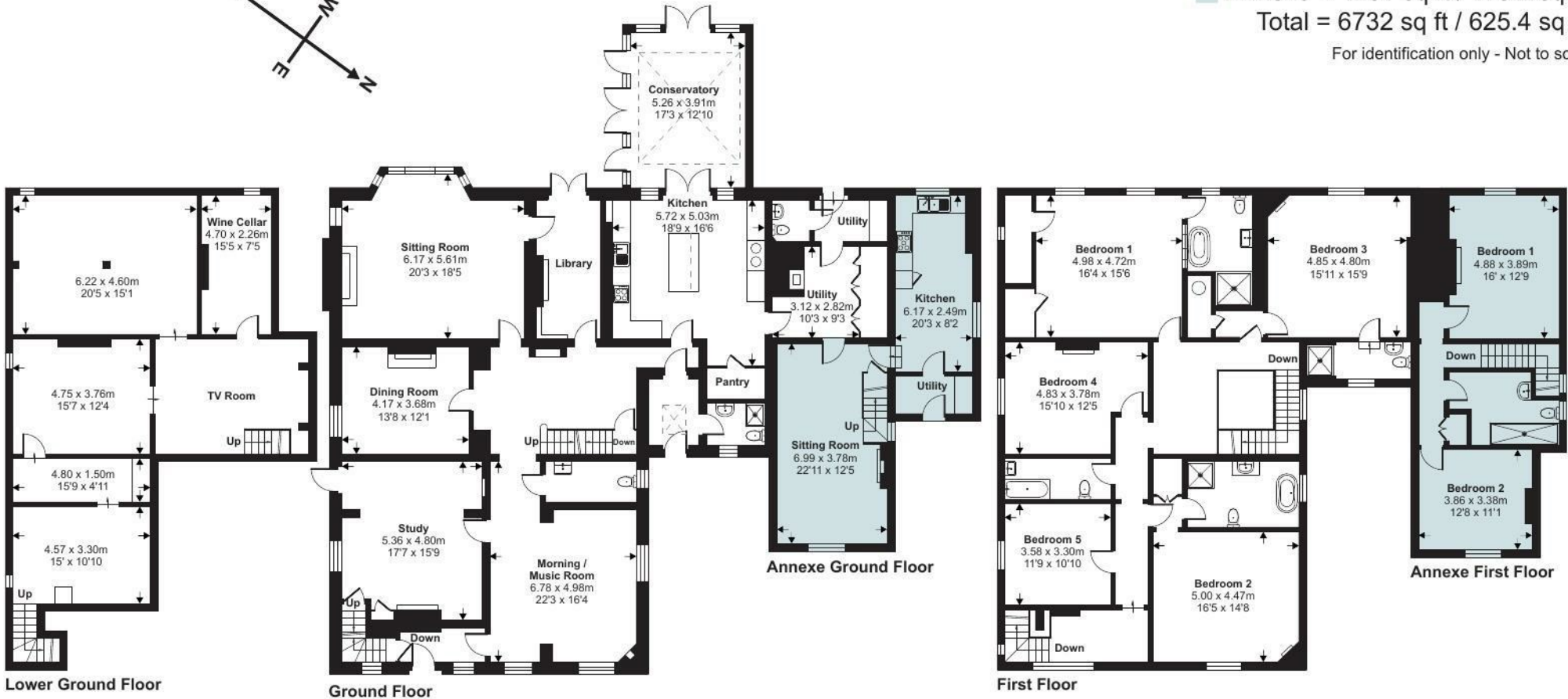
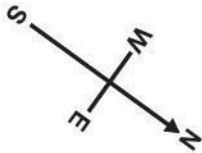
Using the Geolocation App type in the following three words: rekindle.brothers.tumblers

Approximate Area = 5481 sq ft / 509.2 sq m

■ Annexe = 1251 sq ft / 116.2 sq m

Total = 6732 sq ft / 625.4 sq m

For identification only - Not to scale

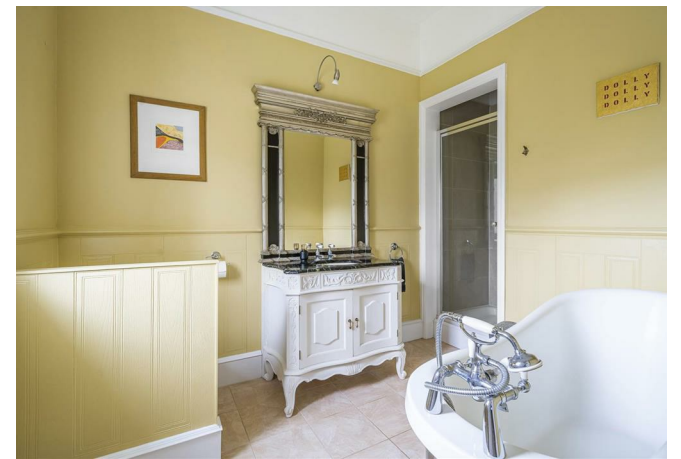


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1068268



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





STAGS