



Aldersmead







Aldersmead Manor Road

Minehead, Somerset, TA24 6EW

Dunster 2.5 Miles | Minehead 2 Miles | Taunton 24 Miles | Exeter 42 Miles

A major proportion of an arts and crafts country house in a very secluded setting with 6.75 acres and stables, surrounded by countryside and woodland.

- FOR SALE BY ONLINE AUCTION
- 6.75 Acres
- Five-Double Bedrooms
- Secluded And Rural Setting
- A Major Proportion of an Arts and Crafts Country House
- Auction Date - 27th May 2025 4:30pm
- Stables and Two Paddocks
- Woodland
- Council Tax Band F
- Freehold

Auction Guide £725,000

Stags Dulverton

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METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is 27th May 2025 4:30pm
The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION

Aldersmead is set in a privileged rural position, which is incredibly private, where you are surrounded by beautiful countryside with access to outstanding walking and riding routes. Despite being in such a rural location, Aldersmead benefits from Dunster Village being only 2.5 miles away which is a beautiful medieval village boasting its own Castle and a Medieval Yarn Market, whilst Minehead and the North Coast are only 2 miles away, offering comprehensive amenities. The West Somerset Coastline, Exmoor and Quantock Hills and the Brendon Hills are all within easy reach providing excellent walking and riding opportunities. The county town of Taunton (24 miles) has extensive retail and commercial facilities, together with three independent schools and the Somerset County Cricket Ground. There is access to the M5 motorway (Junction 25) and a main line station with fast trains to London Paddington. Exeter (42 miles) has excellent amenities and an international airport.

DESCRIPTION

A major proportion of an arts and crafts country house in a private and rural setting surrounded by countryside and woodland. Aldersmead has a host of good accommodation, high ceilings, formal gardens with pond, land of 6.75 acres in total, including stables and outbuildings and former all-weather outdoor arena.

ACCOMMODATION

Upon entering the property, you are welcomed by a spacious dining Hall with wood burning stove. From here, there is a large living room with an impressive bay window offering the most incredible views over the woodland and neighbouring countryside. Adjacent is the sitting room, a light and bright room, which enjoys direct access out onto the covered terrace providing a lovely area to enjoy alfresco dining. The dual-aspect kitchen has a wide range of shaker style wall, base and draw units with an AGA and central island. There is space for a breakfast table creating a kitchen ideally suited for family life. To the rear of the kitchen, is the utility room, separate WC, as well as access to the garage. A large versatile study and separate WC can also be found on the ground floor.

On the first floor, there are five double bedrooms (one en-suite), a large walk-in airing cupboard and a family bathroom with bath and separate shower. All the upstairs accommodation benefit from wonderful far reaching views across woodland and surrounding countryside.

OUTSIDE

Aldersmead grounds and land are a real feature to the property. The property is approached initially via a long track which leads to the macadamised driveway and up to the front of the property. The gardens were designed by Lady Cromer in 1924 and include a wide variety of Acer trees and Rhododendrons from all over the world. There is a pond, which attracts an abundance of wildlife and gardens around the property. The land includes two paddocks, woodland and a former all-weather riding school which is in need of attention. From the property, there is direct access to Grabbist Hill onto National Trust Land which leads onto Alcombe Common where there is unrivalled walking and riding opportunities. Outbuildings include two stable blocks, totalling 6 stables, and tack room. There is also a workshop.

SERVICES

Mains electricity. Private water. Private drainage - Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. Oil Central Heating.
Ofcom predicted broadband services - Standard: Download 6Mbps, Upload 0.7Mbps. Superfast: Download 70Mbps, Upload 18Mbps. Ultrafast: Download 1800Mbps, Upload 220Mbps.
Ofcom predicted mobile coverage for voice and data: Internal (Limited coverage) -EE, Three, O2 and Vodafone. External - EE, Three, O2 and Vodafone.
Local Authority: Somerset West & Taunton (West Somerset). Exmoor National Park.

AGENTS NOTE

There was Japanese Knotweed present on the property. No knotweed was found last autumn by the contractor, and therefore did not need to treat it as there was no above-ground growth. This lack of visible knotweed is the result of repeated treatments over the past few years, rather than random lack of growth.

VIEWINGS

Strictly by appointment with the agent please





DIRECTIONS

Heading toward Minehead on the A39 from the east, at the first roundabout take the first exit into Ellicombe Lane and proceed passed the Rugby Club for some distance. At the fork bear right and then turn right to Alcombe. Proceed on Combeland Road for about 0.5 mile and take the third road on the left into Manor Road (beside The Britannia Inn). Continue for about 1 mile on Manor road onto a track through the woodland. Ignore an entrance to the left and at the end of the track fork left up the hill and the entrance to Aldersmead will be found at the end.

PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £10,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo as a contribution towards the online platform costs, and £7,600 is payable towards the purchase price. An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

Glenn Muggleton of Clarke Willmott LLP.
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COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

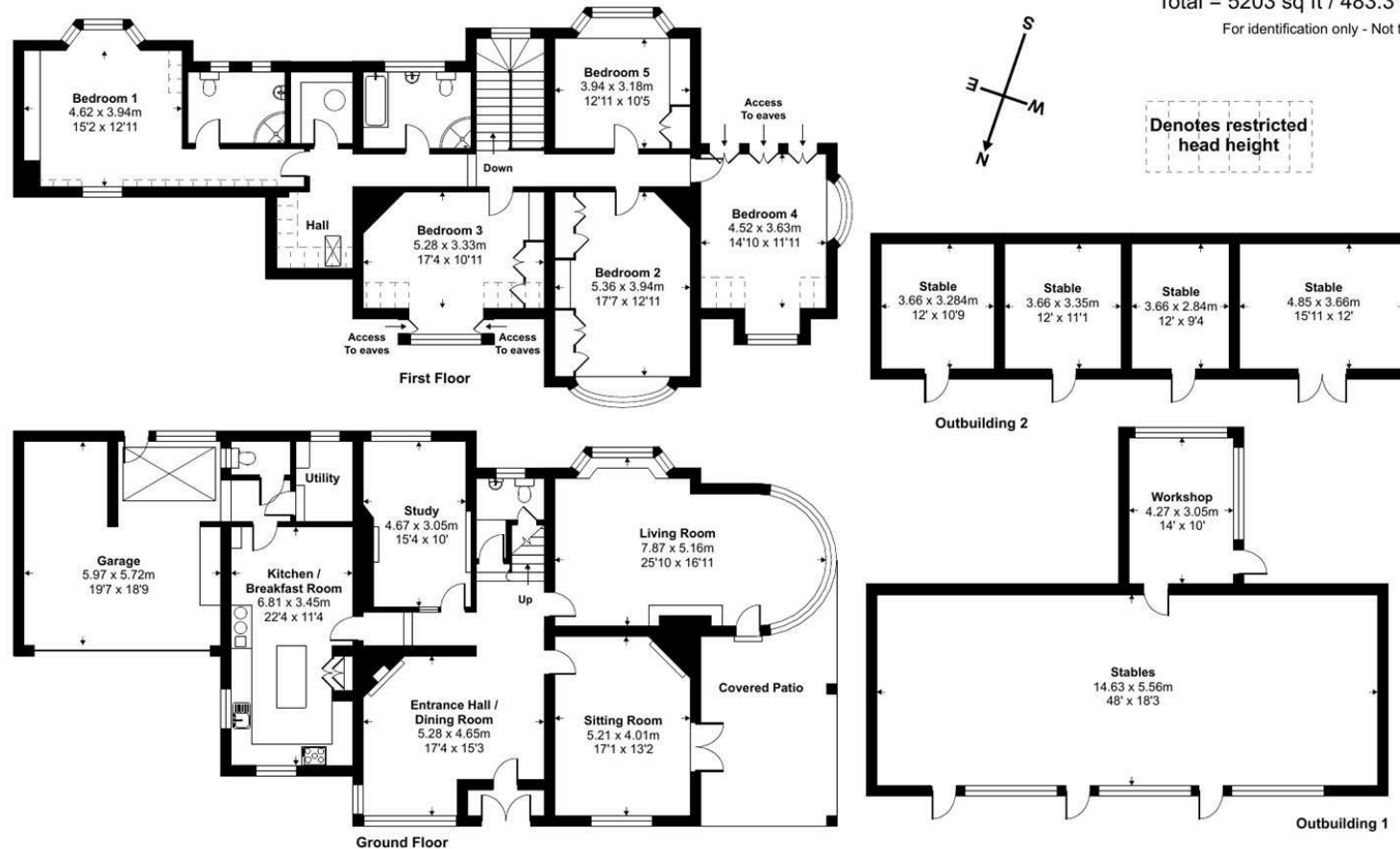
DEFINITION OF AUCTION GUIDE AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

Approximate Area = 3471 sq ft / 322.5 sq m (includes garage)
 Limited Use Area(s) = 98 sq ft / 9.1 sq m
 Outbuilding = 1634 sq ft / 151.7 sq m
 Total = 5203 sq ft / 483.3 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). © nchecom 2022. Produced for Stags. REF: 923594



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		84
(81-91) B		
(69-80) C		
(55-68) D		54
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

