



Thorne House, Thorne, Somerset



An elegant and **historic family home** with cottage, outbuildings, and extensive grounds.

Summary of accommodation

Entrance hall | Dining room | Drawing room | Library | Kitchen/breakfast room | Pantry | Store | Rear hall | Play room | Utility room | Study

Principal bedroom with en suite bathroom | Guest bedroom with en suite bathroom | Two bedrooms with en suite shower rooms | One further bedroom | Further bedroom suite incorporating an en suite shower room and study/dressing room | Further bath/shower room | Two WC's

Attic space for further accommodation if required

The Cottage: Kitchen | Dining room | Sitting room | Study | Two bedrooms | Bathroom

Outbuildings: Billiards/cinema room and kitchen | Stables with first floor storage | Garden store | Several wooden greenhouses | Former coach house | Garaging

Gardens and grounds extending to about 9.9 acres

Distances

Yeovil Junction Station 4.8 miles (London Waterloo from 2 hours 16 minutes), Castle Cary 15 miles (London Paddington from 1 hour 29 minutes), Taunton 23 miles

(All distances and times are approximate)



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Situation

Thorne House is situated in the charming community of Thorne, on the outskirts of the historic town of Yeovil in Somerset. Yeovil is a vibrant town offering a wide range of amenities, including various shops, supermarkets, restaurants, and cafés, as well as leisure and cultural facilities. The town is home to several outstanding primary schools and a number of secondary schools.

For those seeking independent education, the area boasts prestigious institutions such as Hazelgrove, King's Bruton, King's Hall Preparatory School, King's College Taunton, Taunton School, Queen's Taunton, and Wellington School. Additionally, Blundell's in Tiverton, Sherborne School, and Millfield are within easy reach.

Approximately 23 miles away is Taunton, the county town of Somerset, which offers a variety of independent and high street shopping options, four retail parks, and a farmers' market. It is also home to Somerset County Cricket Club and Taunton Racecourse.

The area benefits from excellent road connections, with the A303 nearby providing routes to Exeter, the M3, and London. Yeovil Junction station offers regular train services to London Waterloo, with a journey time of around 2 hours and 16 minutes.

Thorne House

Thorne House is an exquisite country residence offering a blend of historical charm, substantial accommodation, and versatile outbuildings, all set within beautifully maintained grounds within a conservation area. Its location provides stunning views and a tranquil living environment, making it an exceptional family home.

Thorne House, a distinguished Grade II listed property, dates back to 1882 with some earlier additions, showcasing a plethora of original features. The exterior stonework and ornate interior details, including wood panelling, intricate ceiling mouldings and original fireplaces in bedroom two and two of the attic rooms, contribute to its historical charm.



The cottage and parts of the house have sash windows, the remainder are original metal leaded windows with original shutters and window seats around the bay windows of the drawing room and library. There are several original stained glass panes in the Drawing room and Library and a beautiful large original stained glass window on the landing. This substantial home offers over 7,900 sq ft of accommodation across three floors, complemented by an attached two-bedroom cottage. Numerous outbuildings, including garages, stables, and a coach house, enhance the estate's versatility.





The property spans approximately 9.9 acres of landscaped and walled gardens, providing panoramic countryside views.

The entrance hall, bathed in natural light, leads to the principal reception rooms. The drawing room and library feature original fireplaces, ornate ceilings, and large bay windows overlooking the south-facing garden. The dining hall, also with a bay window, offers south-westerly views. The large kitchen and breakfast room is an ideal space for family dining. Additional storage and practical spaces include a pantry, larder, store room, and a utility room. The ground floor also comprises a home office space and two cloakrooms. The cellar provides extra storage or potential for conversion.

An impressive oak staircase ascends to the first-floor galleried landing, where six double bedrooms are located, four of which are en suite. The principal bedroom is particularly spacious. This floor also includes a family bathroom, an additional shower room, two cloakrooms, and a study, which can be converted into a bedroom or dressing room.

The attic space on the second floor offers potential for further bedrooms or reception areas, providing flexibility for future needs.



Thorne House & Cottage

Approximate Gross Internal Floor Area

Main House: 7,939 sq ft (738 sq m)

Cottage: 1,324 sq ft (123 sq m)

Total: 9,263 sq ft (861 sq m)

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.



Outbuildings

Approximate Gross Internal Floor Area

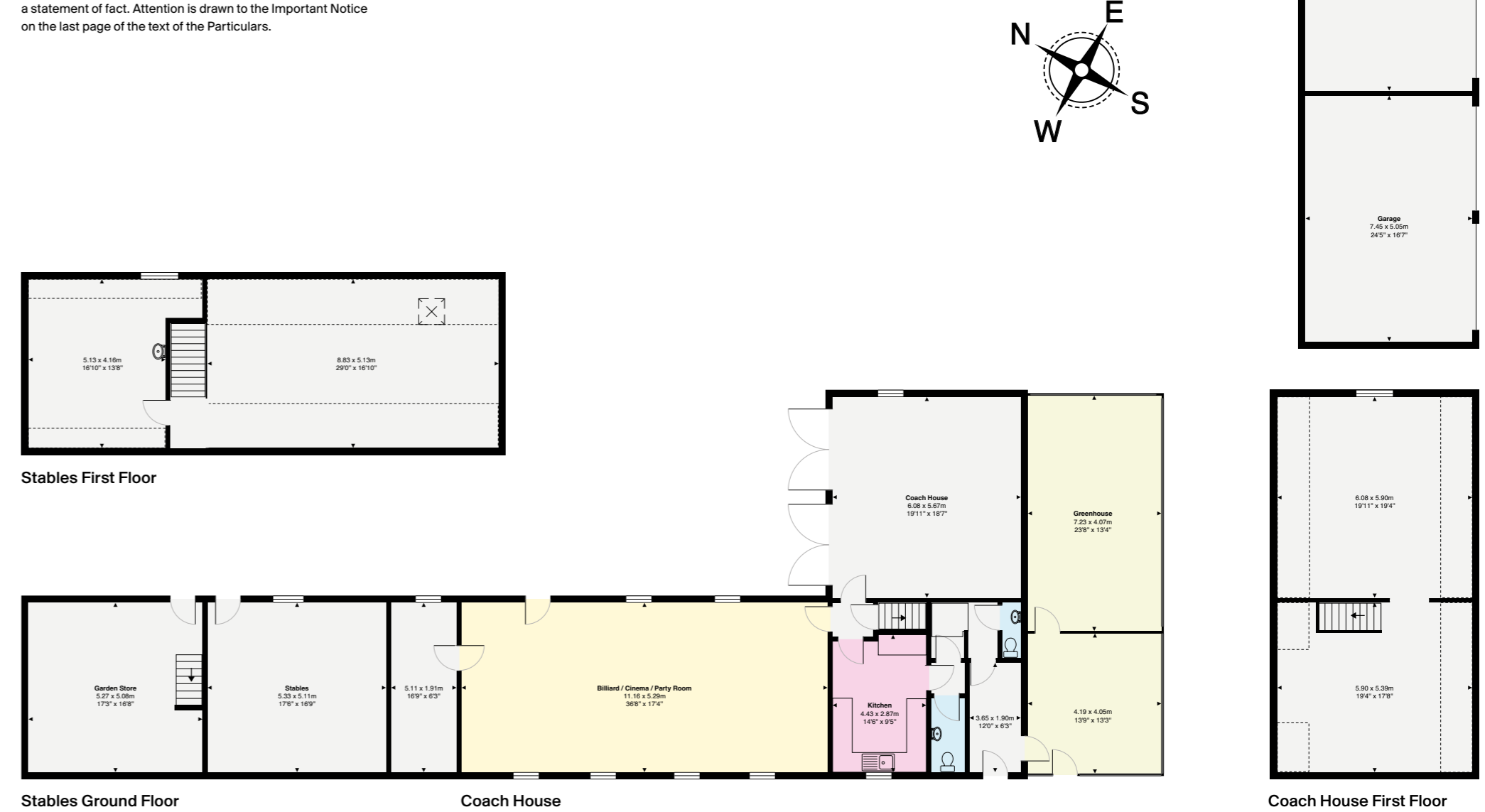
Coach House: 2,476 sq ft (230 sq m)

Garages: 786 sq ft (73 sq m)

Garden Store and Stables: 970 sq ft (90 sq m)

Total: 4,232 sq ft (393 sq m)

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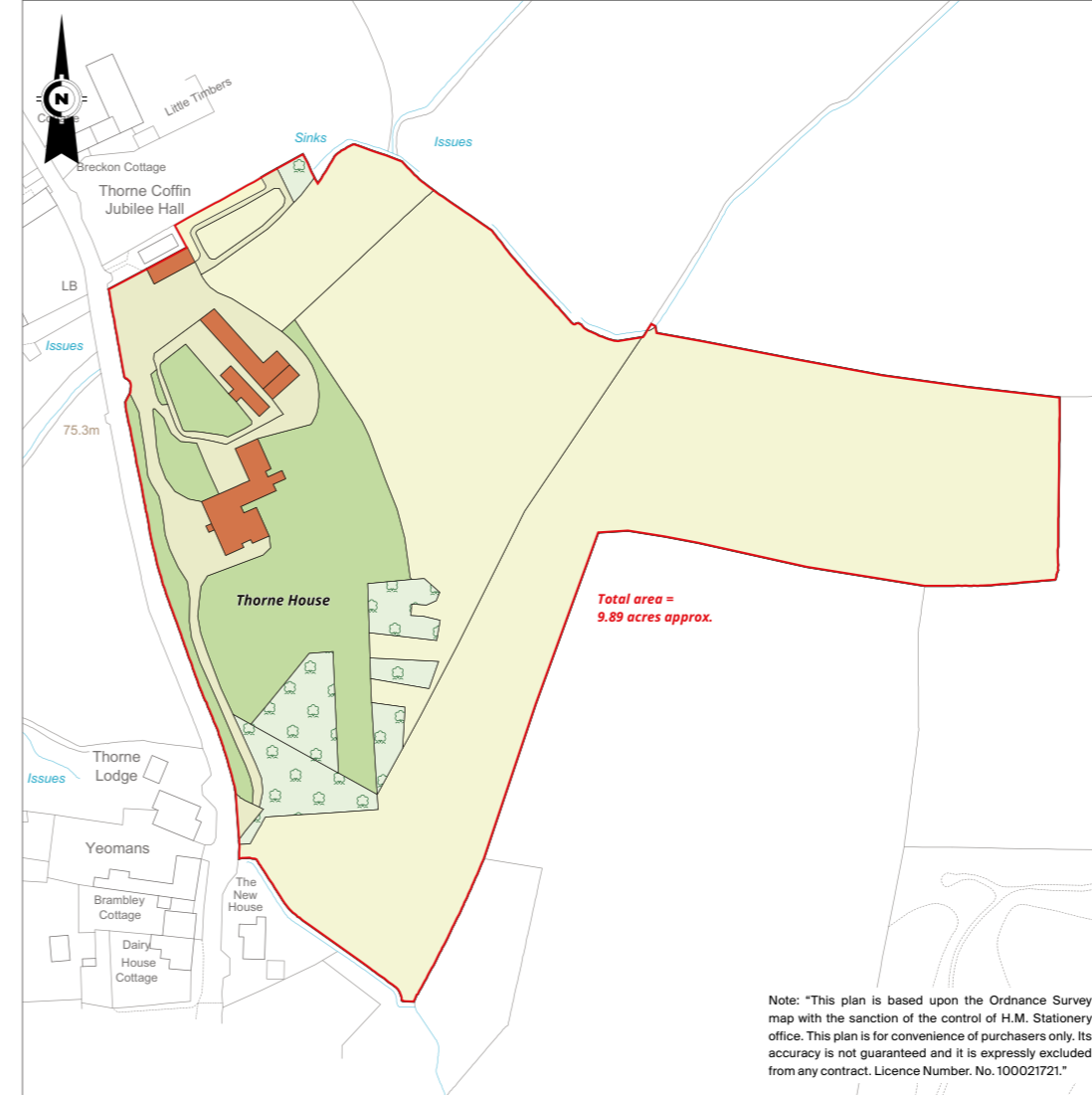


The Cottage

Located at the rear of the main house, the cottage offers well-presented accommodation suitable for guests, a holiday let or long term let. It includes a sitting room with dual-aspect windows, a dining room, a study or storage room, and a fully equipped kitchen. Upstairs, there are two double bedrooms and a bathroom.

Gardens, Grounds and Outbuildings

Set within 9.9 acres, Thorne House features rolling lawns, landscaped gardens, a pond, a walled vegetable garden, an orchard, and established trees and shrubs. There are several wooden greenhouses, one containing a 50+ year old vine. A four acre paddock is ideal for horses or livestock. Paved and gravel terraces provide perfect spots for al fresco dining and entertaining, offering far-reaching views. The property includes substantial outbuildings: stables, a garden store, and a large garage block. The coach house, with nearly 2,500 sq ft of space, includes a 36ft wood panelled entertaining room and adjacent store room and a rare 4-faced clock tower, a fully equipped kitchen, a cloakroom, and two additional rooms upstairs, offering potential for further development subject to consents.



Extensive parking is available at the front and in the rear courtyard. There is a circular area in the upper garden lawn that was once used as a helipad by the previous owners.

Services

- Mains electricity and water
- Private drainage - new Klargestert treatment plant installed in 2023.
- Oil fired central heating
- New fire alarm and security systems installed within the last 2 years.

Directions

Postcode: BA21 3PZ
 What3Words: ///recorders.dress.variation

Property information

Tenure: Freehold
 Local Authority: South Somerset District Council
 Council Tax:
 Thorne House: Band H
 The Cottage: Band A
 EPC Rating: TBC

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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