



# Blue Book.

**EAST STOKE HOUSE**  
East Stoke, Somerset, TA14 6UF





# Reference:

## Main House:

Entrance hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Larder | Laundry room | Cloakroom | Cellars | Extensive storage rooms with scope to be converted back into a former three bedroom flat or kitchen and flower pantry

Principal bedroom with adjoining bathroom and dressing room | Two further bedrooms with adjoining bathrooms | Three additional bedrooms, each served by its own bath or shower room | Attic

## Separate accommodation

Granny's flat: Accessed via an adjoining door to the main house, as well as a separate first-floor entrance | Spacious drawing room with barrel-vaulted ceiling | Kitchen | Utility/boot room | Three bedrooms | Two shower rooms | Cloakroom

The Coach House first floor comprises two apartments, each offering: Two bedrooms | Two bath/shower rooms | Open-plan kitchen/dining room | Sitting room | Veranda

Studio with Kitchen and shower room

Home office

## Outbuildings:

The Coach House ground floor comprises workshop, garaging, tack room, and original stable partitions | Extensive traditional stone barns | Squash court | Modern machinery barn | Stable | Pool house

## Gardens and Grounds:

Beautiful formal gardens with sweeping lawns | Parkland | Walled gardens | Kitchen garden | Mature specimen trees | Swimming pool | Squash Court | Tennis Court | Fields | Woodland



*Why we love  
East Stoke House*

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East Stoke House is an exceptionally handsome Grade II listed country house, each elevation presenting a distinct and striking classical character, with attractive views across its grounds and towards Ham Hill and the Quantock Hills

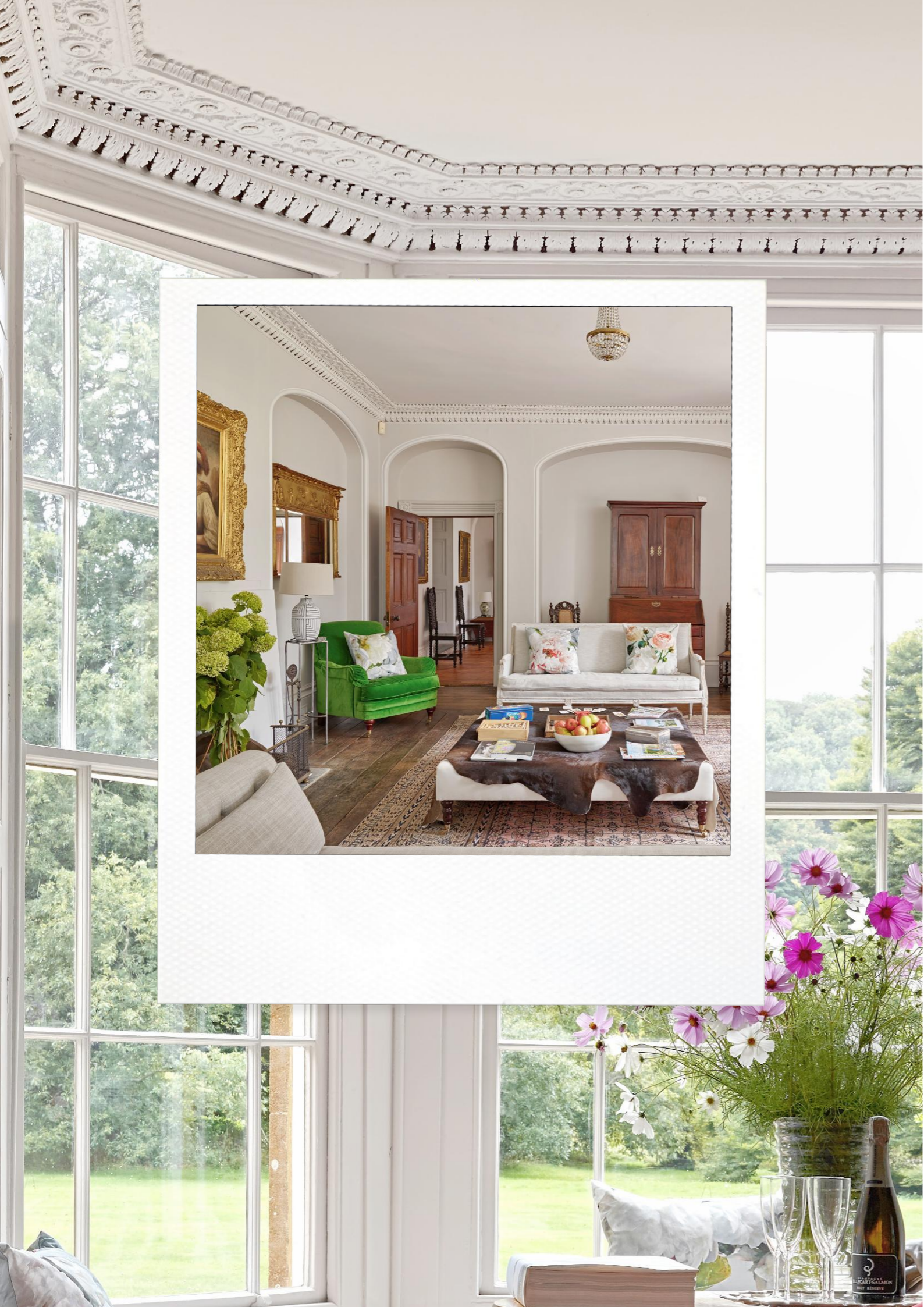
East Stoke House is an exceptionally handsome Grade II listed country house, each elevation presenting a distinct and striking classical character, with attractive views across its grounds and towards Ham Hill and the Quantock Hills. Dating from the late 18th and early 19th centuries, the house is constructed of warm local Hamstone and approached via an impressive driveway through parkland-style grounds dotted with fine specimen trees.

Large floor-to-ceiling windows with thin sash bars and original shutters ensure the interiors are wonderfully light, even on overcast days. An array of period features remain throughout, including intricate cornicing, panelled doorways, traditional radiators and handsome chimneypieces. Together they lend the house a rare elegance and a sense of enduring character.

**MAIN HOUSE**

In keeping with its era, the principal rooms benefit from high ceilings and lovely proportions, making the house ideal for entertaining. Among the most notable spaces are the ground-floor drawing room with its ornate barrel-vaulted ceiling, and the striking first-floor drawing room with its ornate barrel-vaulted ceiling. Also on the ground floor are a grand entrance hall and a charming sitting room with a marble chimneypiece and tall French windows opening onto the garden.

bay windows, and the striking first-floor drawing room with its ornate barrel-vaulted ceiling. Also on the ground floor are a grand entrance hall and a charming sitting room with a marble chimneypiece and tall French windows opening onto the garden.









*East Stoke House*

Alongside its formal reception rooms, East Stoke House is also a comfortable and practical family home. A spacious and thoughtfully designed modern kitchen, with oak floorboards and views across the attractive courtyard, forms the heart of the house. Essential for country living, there is a larder, a generous utility room and laundry room, together with ample space to create a substantial boot room.





*East Stoke House*

A wide central staircase rises beneath an imposing ceiling with intricate cornicing and a roof lantern, which fills the landing and stairwell with natural light.

The principal bedroom overlooks the west-facing garden and includes a dressing room and adjoining bathroom. There are five further bedrooms, each served by its own adjoining or separate bath or shower room.

The east wing of the ground floor is the oldest part of the house and is currently arranged separately from the principal accommodation.

It comprises the former kitchen, scullery, pantry, flower pantry, games room and sitting room, and would now benefit from renovation. Adjoining this wing is a studio or home office with kitchenette and shower room.





**GRANNY ANNEXE**

Above the east wing is “Granny’s Flat”, which includes three bedrooms, two shower rooms (one en-suite), kitchen, boot room/utility and cloakroom, together with an impressive south and east-facing, barrel-vaulted drawing room overlooking the front garden. There is ample space for a portion of the drawing room to accommodate a large dining table. While the flat has its own independent access from the rear courtyard, it can also be reached from the main house and could readily be incorporated into the principal accommodation if desired.



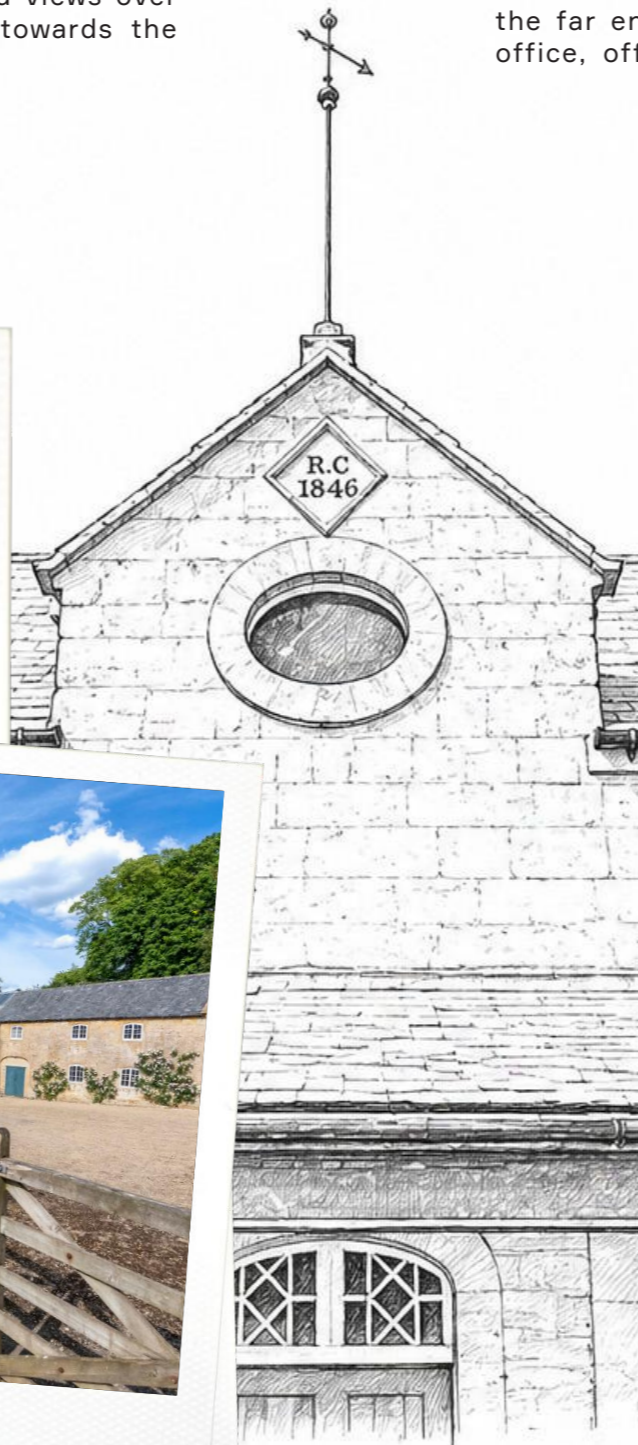
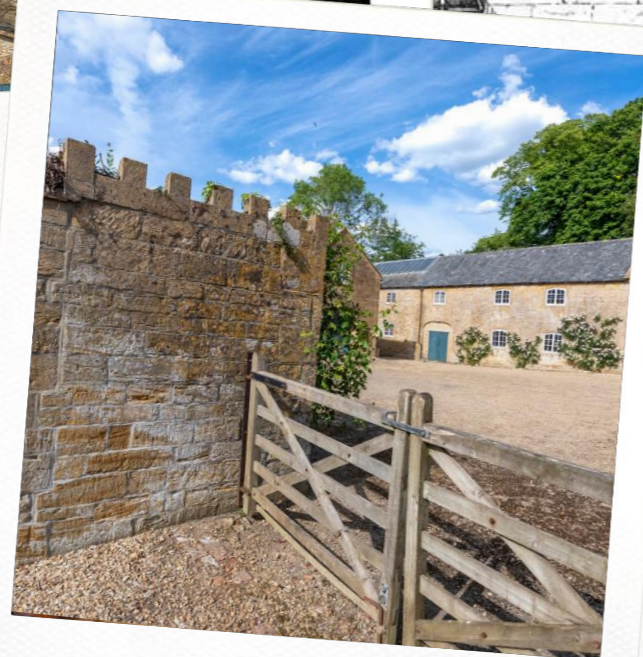
ADDITIONAL ACCOMMODATION AND OUTBUILDINGS

East Stoke House comes with extensive handsome Hamstone outbuildings. The Coach House with its pretty Chippendale gothic windows was built in 1846 and sits across the courtyard from the main house. The ground floor currently comprises a workshop, garage, tack room, and some original stabling. The first floor has been converted into two excellently appointed apartments, which inter-connect and can be occupied as one. Both apartments

each have two bedrooms, two bathroom shower rooms, open-plan kitchen dining rooms and sitting rooms. A large northwest facing veranda spans both apartments and gives spectacular elevated views over the surrounding countryside towards the Quantock Hills.

Beside the Coach House stands a traditional stone barn, home to two generous storage areas—affectionately known as “the boat house”—along with a squash court and a mezzanine viewing gallery above. At the far end of the barn is a single-storey office, offering useful and well-separated

workspace. Also within the main courtyard is an attractive traditional kennel building. Further ancillary buildings include a variety of traditional outbuildings and a modern machinery barn, all enclosed by an attractive Hamstone wall.





*East stoke House*







The beautiful gardens and grounds provide a charming setting for the house and extend to approximately 22.1 acres. They complement this magnificent property perfectly and allow for the peaceful enjoyment of a quintessential English country garden.

The drive is entered through a pair of Grade II listed Hamstone pillars, before sweeping around to the front of the house. Here, a wide expanse of parkland-style lawn wraps around two sides of the house, punctuated by mature specimen trees, including magnificent Cedars of Lebanon.

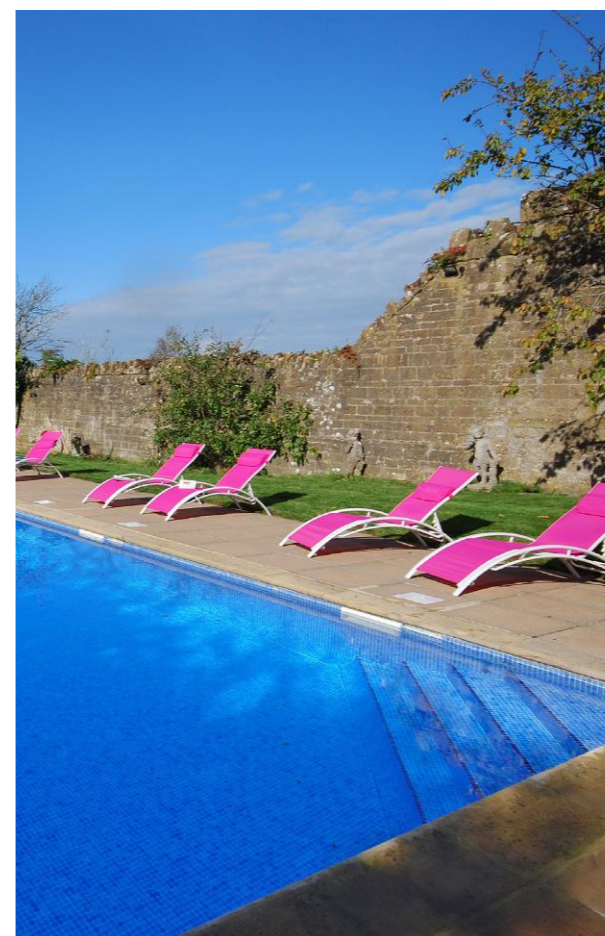
To the east of the drive lies the tennis court, set in an elevated position with its own terraced lawn.

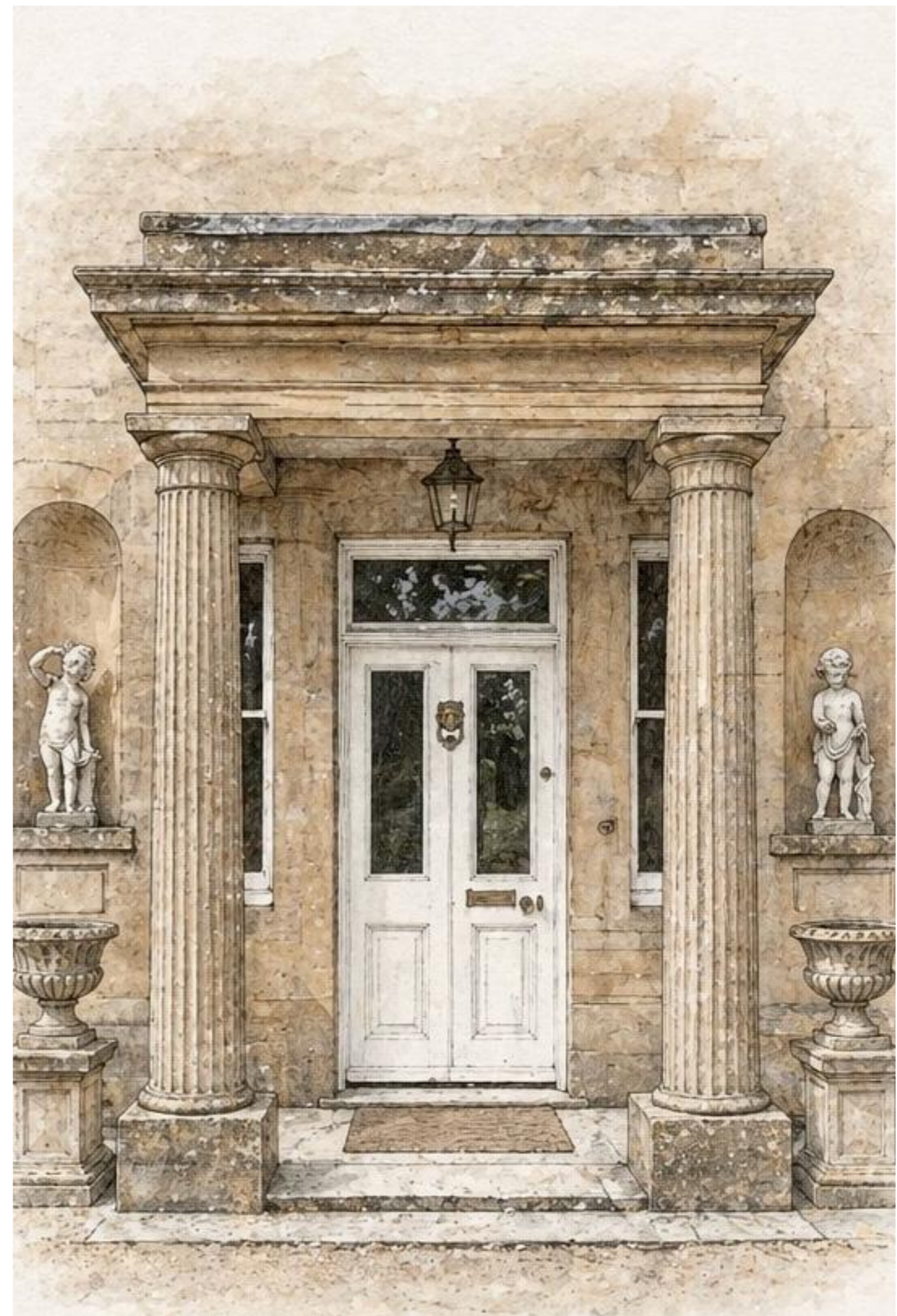
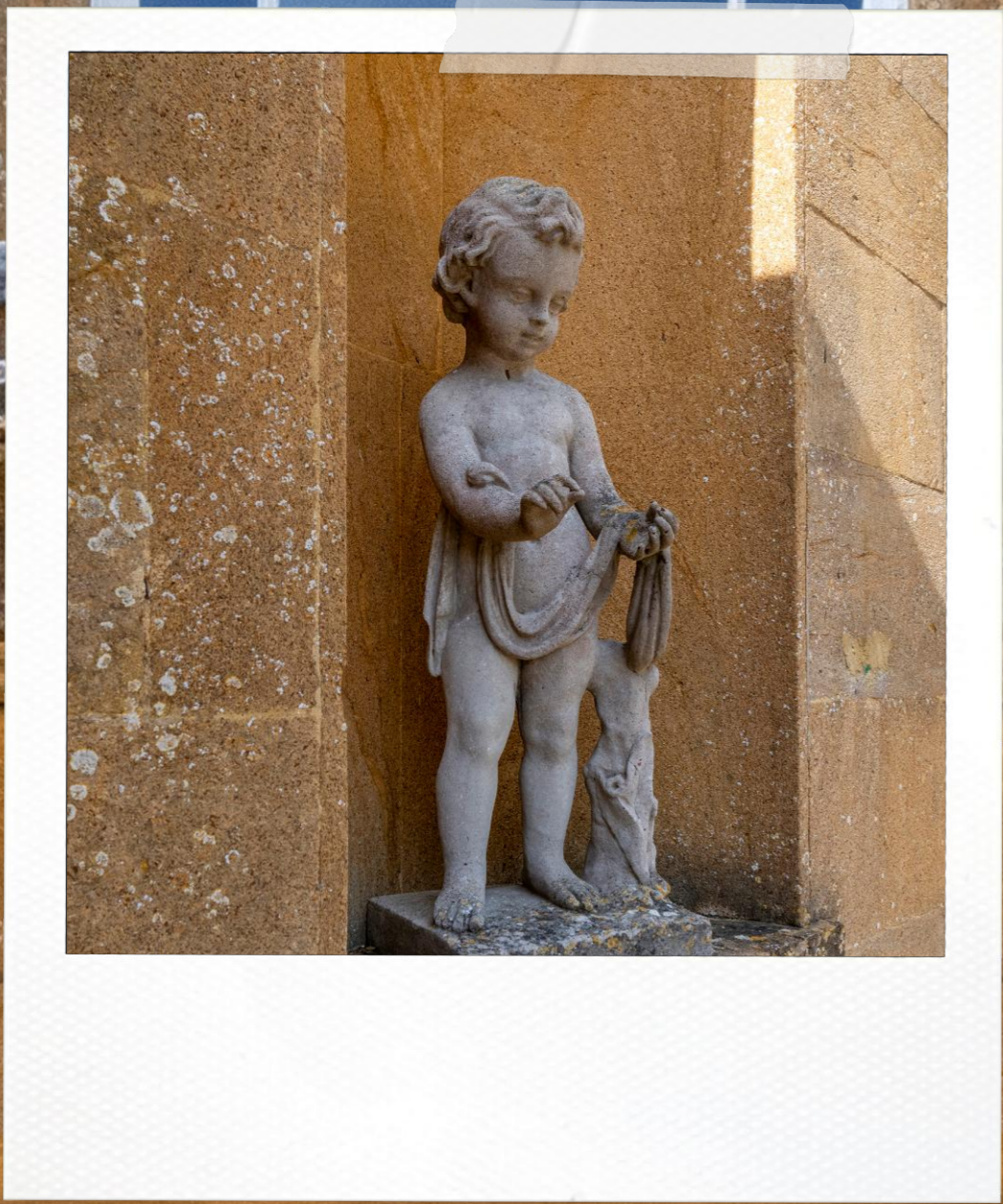
Behind the Coach House is a secluded swimming pool with its own pool house, enclosed by traditional brick walls and opening onto a delightful walled kitchen garden. A series of further walled garden rooms add both charm and variety to the grounds.

Beyond the formal gardens, woodland, paddocks and grazing land lie to the north and east of the house, further enhancing the sense of space and rural setting.









# Chapters past

Indicative of the long lineage of settlement in this corner of the county, both sites are testament to the excellent far-reaching views of this specific area, which provided strategic protection to its early inhabitants.

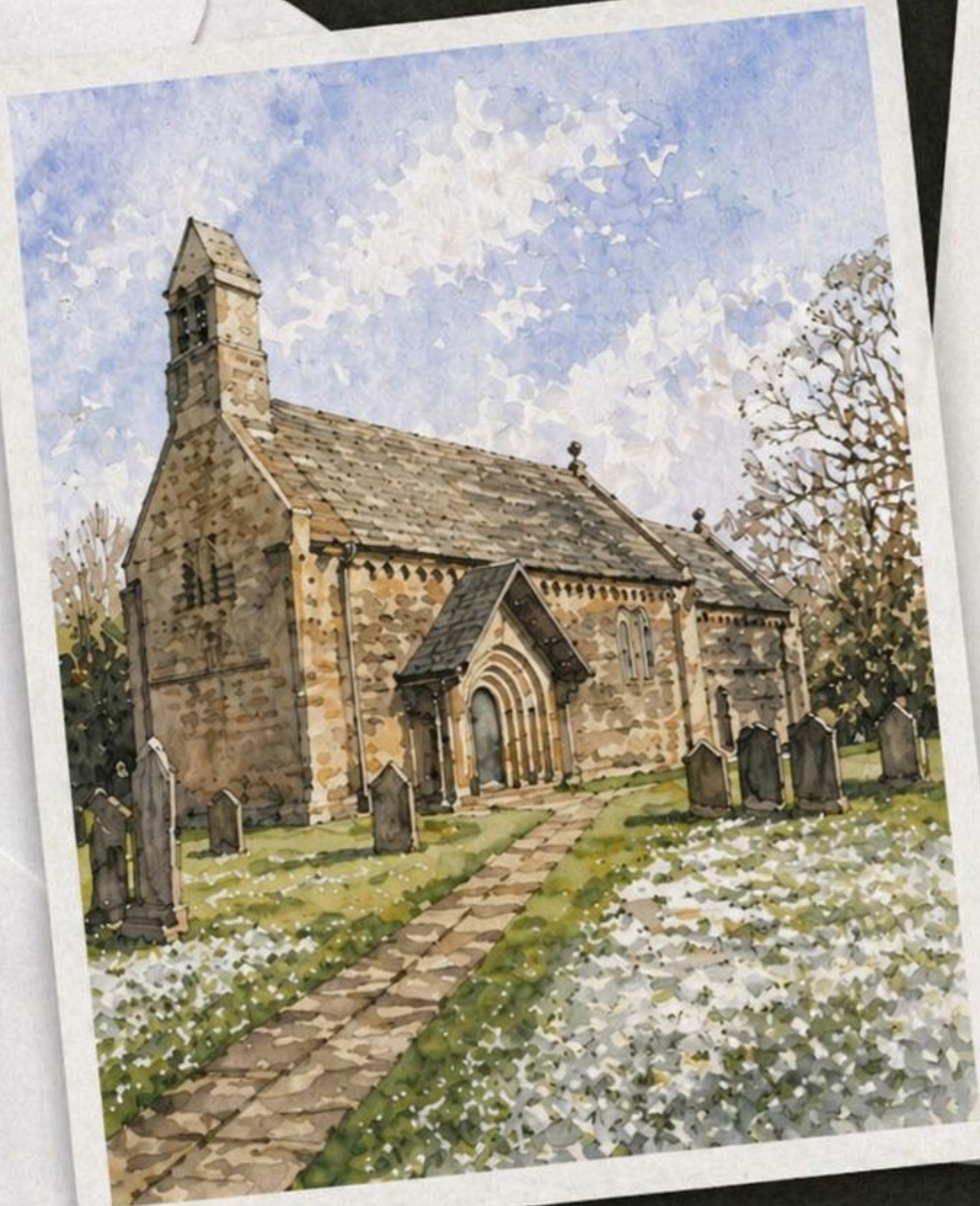
The village of East Stoke is situated between two ancient hill sites, Ham Hill and the former Montacute Castle upon which an 18th century folly, St. Michael's Hill Tower now stands. Indicative of the long lineage of settlement in this corner of the county, both sites are testament to the excellent far-reaching views of this specific area, which provided strategic protection to its early inhabitants.

The historic settlement at Montacute is documented as least as far back as the 7th century in charters. The village was the site of a Norman motte-and-bailey castle and retains many 16th and 17th century cottages as well as the magnificent Elizabethan Montacute House, built around 1598 by Sir Edward Phelips. Ham Hill is the site of an enormous Iron Age hillfort which was largely occupied between the sixth century BC and the mid-first century AD, until it was abandoned, around the time of the Roman conquest. During the 2nd century

a minor Roman villa was constructed within the interior. Since the early medieval period, locals have pastured their animals on the slopes and quarried the hill for its famously beautiful stone, with many stunning examples of period Hamstone architecture in the area.

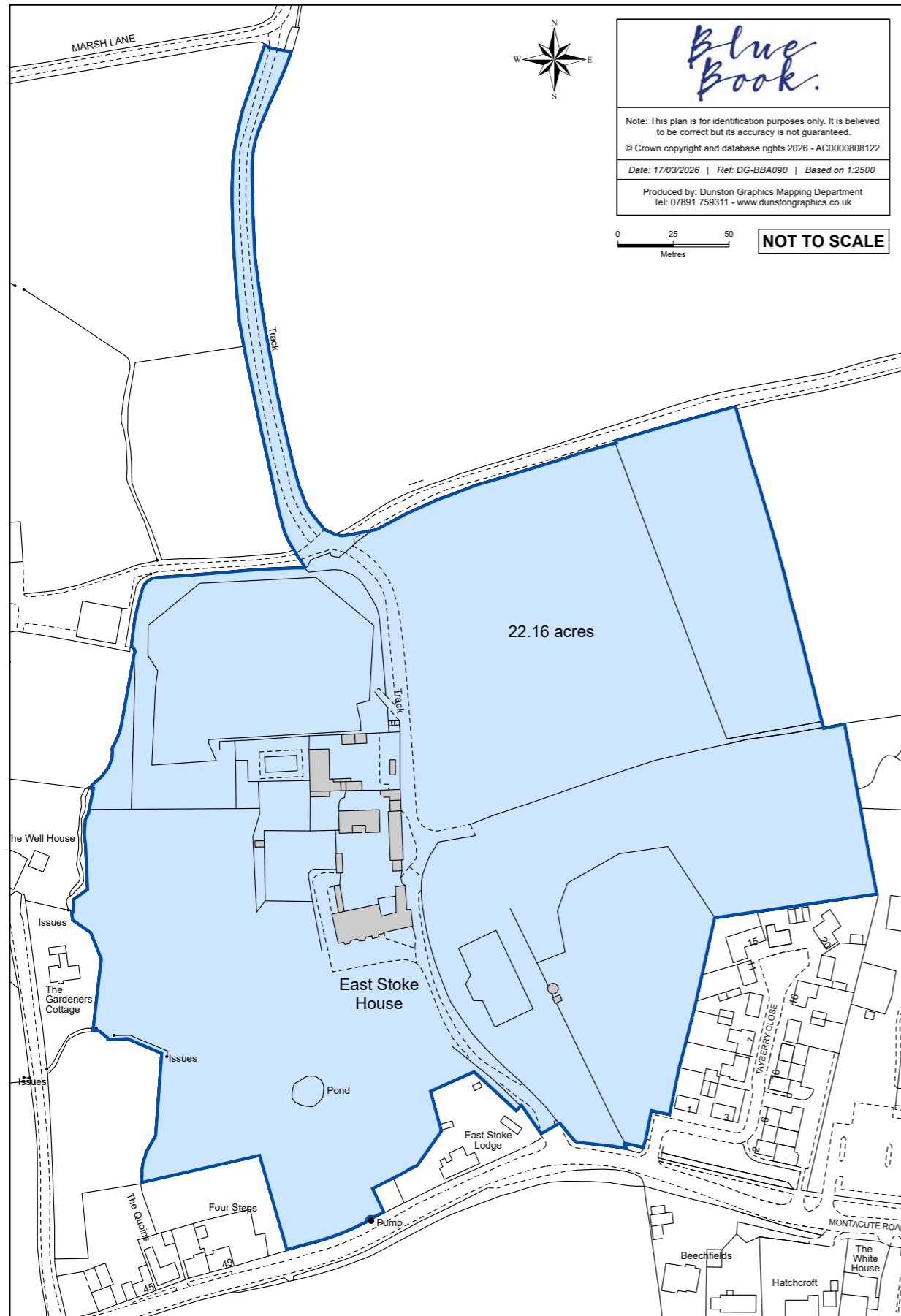
East Stoke House itself was built in the late 18th and early 19th centuries, by the Chaffey family, who had gradually assembled land from parts of the former East Stoke Manor. The building reflects the classical architectural taste of the period, with a later 19 century extension subsequently added on east side. In 1926 the house was purchased by Percival Petter, whose family were founders of Westland Aircraft Works in nearby Yeovil which became an important aircraft producer during and after The First World War. A decade later, in 1936, the property became the home of the Shuldham family, who have owned the house since.





The lovely  
neighbouring  
village of  
Montacute provides  
a post office and  
village shop, two  
great historic  
pubs, parish  
church, village hall  
and exceptional  
Montacute House  
and gardens which  
are owned and run  
by the National  
Trust.

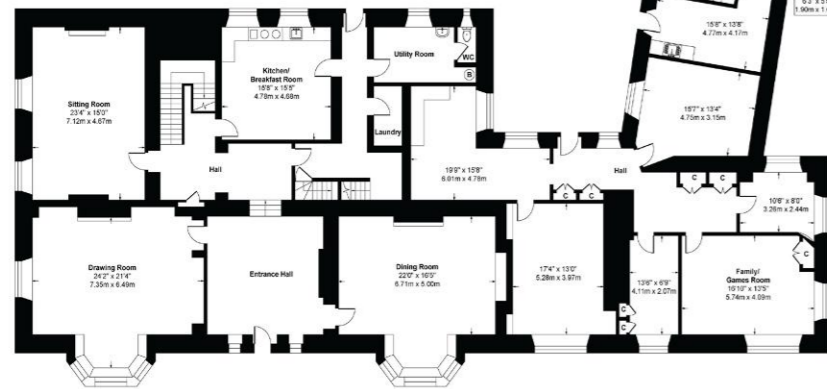




East Stoke, Stoke-sub\_Hamdon, Somerset TA14



**First Floor**  
Approximate Floor Area  
4,699 sq.ft  
(436.60 sq.m)



**Ground Floor**  
Approximate Floor Area  
5,037 sq.ft  
(467.94 sq.m)

**Main House**



**Attic Rooms**  
Approximate Floor Area  
1,149 sq.ft  
(106.72 sq.m)

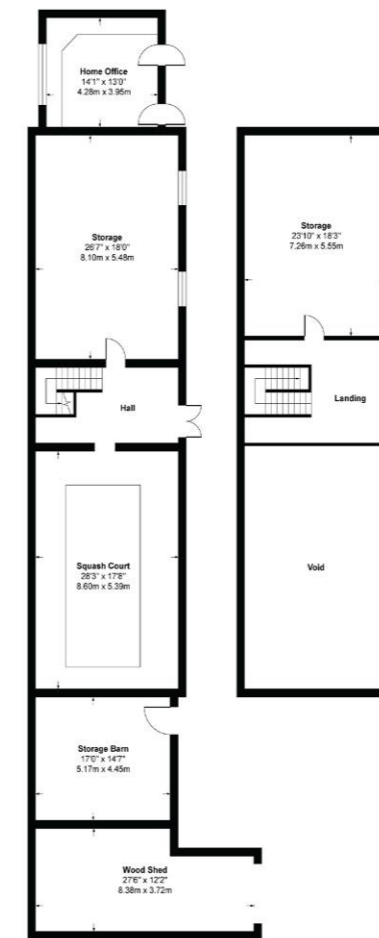


**Cellar**  
Approximate Floor Area  
1,178 sq.ft  
(109.42 sq.m)

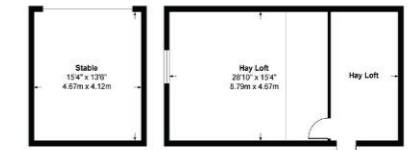
**Approximate Gross Internal Floor Area 12,063 sq. ft / 1120.68 sq. m**

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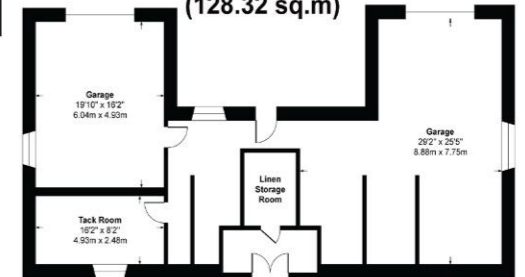
East Stoke, Stoke-sub\_Hamdon, Somerset TA14



**Outbuildings**  
Approximate Floor Area  
4,094 sq.ft  
(380.40 sq.m)



**First Floor**  
Approximate Floor Area  
1,381 sq.ft  
(128.32 sq.m)



**Ground Floor**  
Approximate Floor Area  
1,392 sq.ft  
(129.28 sq.m)

**Coach House**

**Approximate Gross Internal Floor Area 6,867 sq. ft / 638.00 sq. m**

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## PROPERTY INFORMATION

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East Stoke House - Council Tax Band G

Coach House East and Coach House West - Council Tax Band A

Planning - East Stoke House is Grade II listed. The entrance piers are also Grade II listed.

Fixtures and Fittings - All fixtures, fittings and garden statuary are excluded from the sale, although some may be available by separate negotiation.

Mains electricity and water. Mains gas fired heating and hot water systems.

Local Authorities : Somerset Council (tel. 0300 123 2224)

Postcode: TA14 6UF

What3Words: ///frog.surcharge.workshops

## IMPORTANT NOTICE

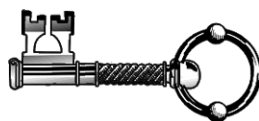
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