



KING INAS PALACE

South Petherton, Somerset



AN HISTORIC GRADE II LISTED HOUSE SET IN A WALLED GARDEN

The western part of a beautiful house with 15th century origins retaining many period features, situated a short walk from South Petherton village centre



Local Authority: Somerset Council

Council Tax band: E

Tenure: Freehold

Postcode: TA13 5BY What3Words: /// wiping.confident.brittle

Services: Mains water, electricity, gas and drainage. Gas-fired central heating. Fibre Broadband

Viewings strictly by appointment only through Knight Frank LLP



LOCATION

King Inas Palace is situated on Silver Street, which is just a short walk into South Petherton village centre. South Petherton is a very popular and vibrant Somerset village with excellent local services including an Art Centre (The David Hall), Post Office, Library, Baker, Butcher, Greengrocer, small Co-Op, Public House, Holm Restaurant, small hospital and doctor's surgery with pharmacy. For wider needs more extensive facilities can be found in Crewkerne (6 miles) and Yeovil (10 miles). There is nearby access onto the A303 and mainline railway station in Crewkerne with a regular service to Waterloo (2.5 hours). For international travel, the airports at Bristol and Exeter also within easy reach. The local area offers a wide choice of schools from both the independent and state sectors including Hazlegrove, Perrott Hill and Millfield (independent schools) and South Petherton Infants and Junior Schools.







THE PROPERTY

King Ina's Palace is a fine example of late medieval craftsmanship, built in 1485 by the influential Daubeney family. Its history reaches back centuries and tradition links the site to King Ina of Wessex and an 8th-century royal residence. As an early West Saxon King Ina helped shape the foundations of a kingdom later unified and strengthened by Alfred the Great. Later associated with Giles Daubeney, 1st Baron Daubeney and a trusted courtier to Henry VII, the property is rich in heritage, character, and enduring charm. Today this wing of the Grade II* listed 14th century Manor House has retained many of its original period features including tall ceilings, stone mullion windows with leaded lights (some stained glass), carved stone fireplaces and window seats. On the ground floor off the entrance hall is the large sitting room, fitted with a wood burning stove, window seats and tall windows to either side overlooking the garden. An arched doorway leads into the dining room, which also has a stone fireplace. On the other side of the entrance hall are the cloakroom and the kitchen. On the first floor are the master bedroom with open ensuite bathroom, guest bedroom with ensuite shower room, separate WC and family bathroom. A further flight of stairs rises to two double attic bedrooms, with bedroom 3 offering scope to create a further ensuite in the store (subject to the necessary planning permission).

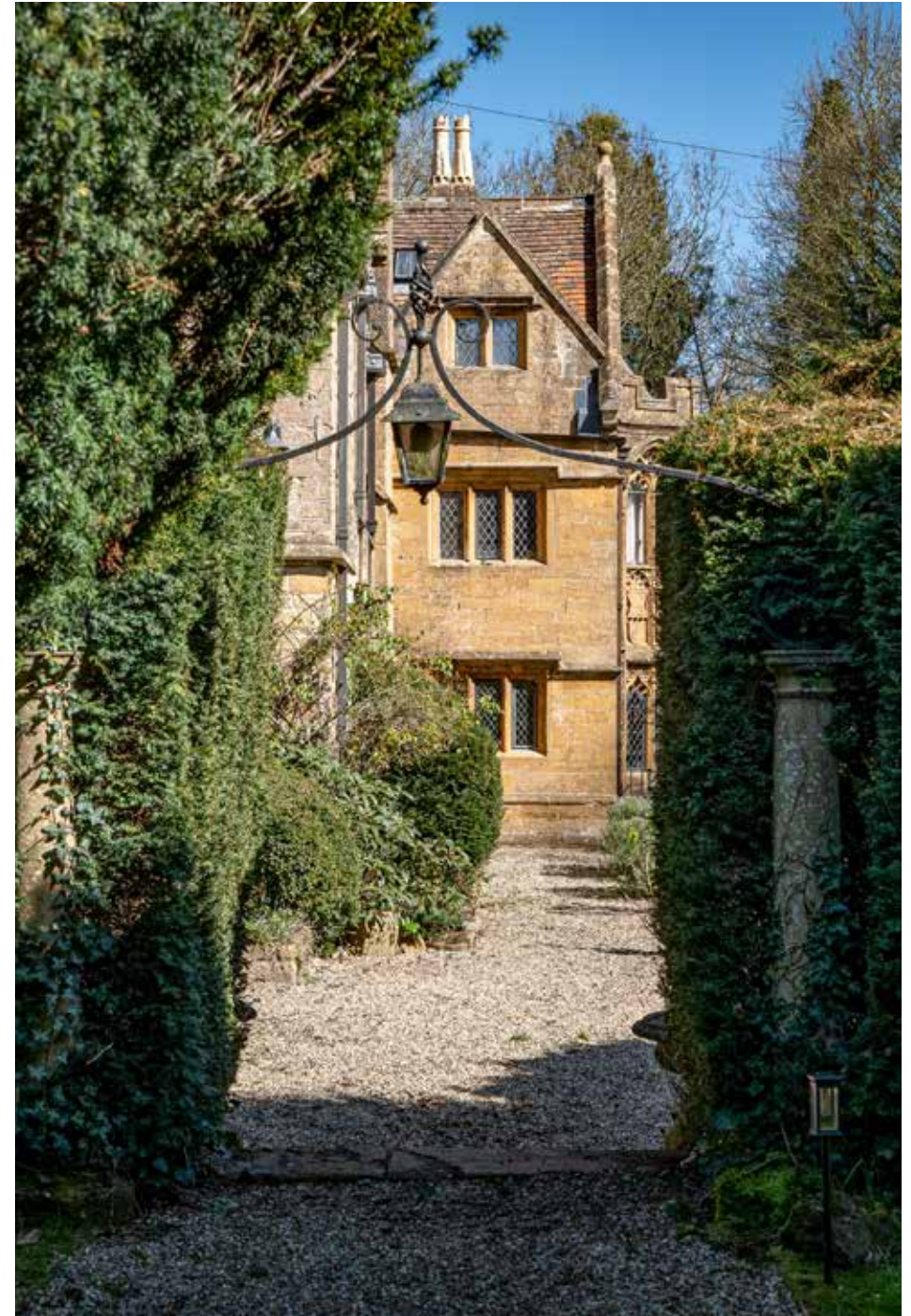






GARDENS AND GROUNDS

The property is approached through twin wrought iron gates onto a gravelled parking area with space for a number of vehicles. Adjacent to this is a stone and tiled double garage with space for four cars and first floor mezzanine storage. The garden which is a major attraction of the property is bisected with a number of gravelled pathways, dividing the garden into a number of "rooms" each with it's own privacy and enclosed by mixed yew hedging and topiary bushes. The garden lies on the south and west elevations and is predominantly walled, with the main lawn and gravelled seating area directly outside the western entrance providing easy access for alfresco entertaining. On the northern side there is an octagonal thatched Rondavel and two timber outbuildings which are currently used for storage. There is the opportunity to convert these into additional accommodation / a small glamping unit to provide a letting income (subject to obtaining the relevant permissions).





Silver Street South Petherton

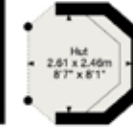
Gross Internal Area (Approx.)
 Main House = 213 sq m / 2,292 sq ft
 Outbuildings = 25 sq m / 269 sq ft
 Garage/Store = 85 sq m / 914 sq ft
 Total Area = 323 sq m / 3,475 sq ft



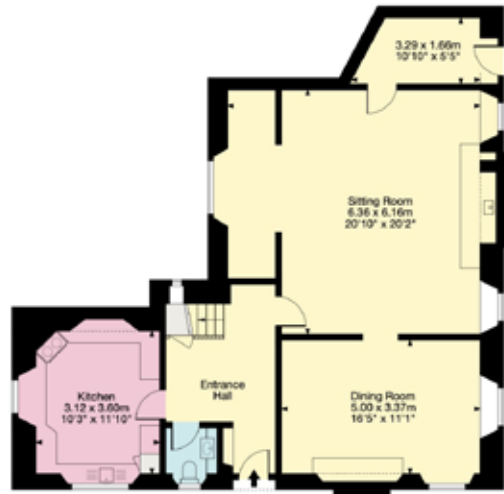
Garage



Store
(Above Garage)



Outbuildings



Ground Floor



First Floor



Second Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.



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