

MIDELNEY PLACE

DRAYTON, SOMERSET
TA10 0NU



A MAGNIFICENT PRIVATE COUNTRY ESTATE DATING
BACK TO 1866 WITH EXCEPTIONAL GRANDEUR,
SUBLIME GARDENS AND PARKLAND, PRIVATE LEISURE
AND EQUESTRIAN FACILITIES, ADDITIONAL
PROPERTIES, IN APPROXIMATELY 76 ACRES OF LAND.

Grand reception hall, drawing room, dining room, sitting room, family room, snug, study, living/dining kitchen, orangery, butler's pantry with walk-in safe, laundry room, larder, boot room and cloak rooms.
Extensive wine cellar.

Leisure suite with indoor pool, steam room, Jacuzzi, gym and lounging / relaxing area.

Principal bedroom suite, 4 further bedroom suites, 2 further bedrooms with separate bathrooms, individual dressing room.

Perfect au pair/nanny/housekeeper/ teenage floor - all self contained with kitchen, sitting room, 5 bedrooms and 3 bathrooms.

Tree-lined private driveway leading to beautiful carriage driveway that creates a true sense of arrival. Landscaped gardens, mature specimen trees and copses, parkland, views, water features, ponds.

In all 76 acres.



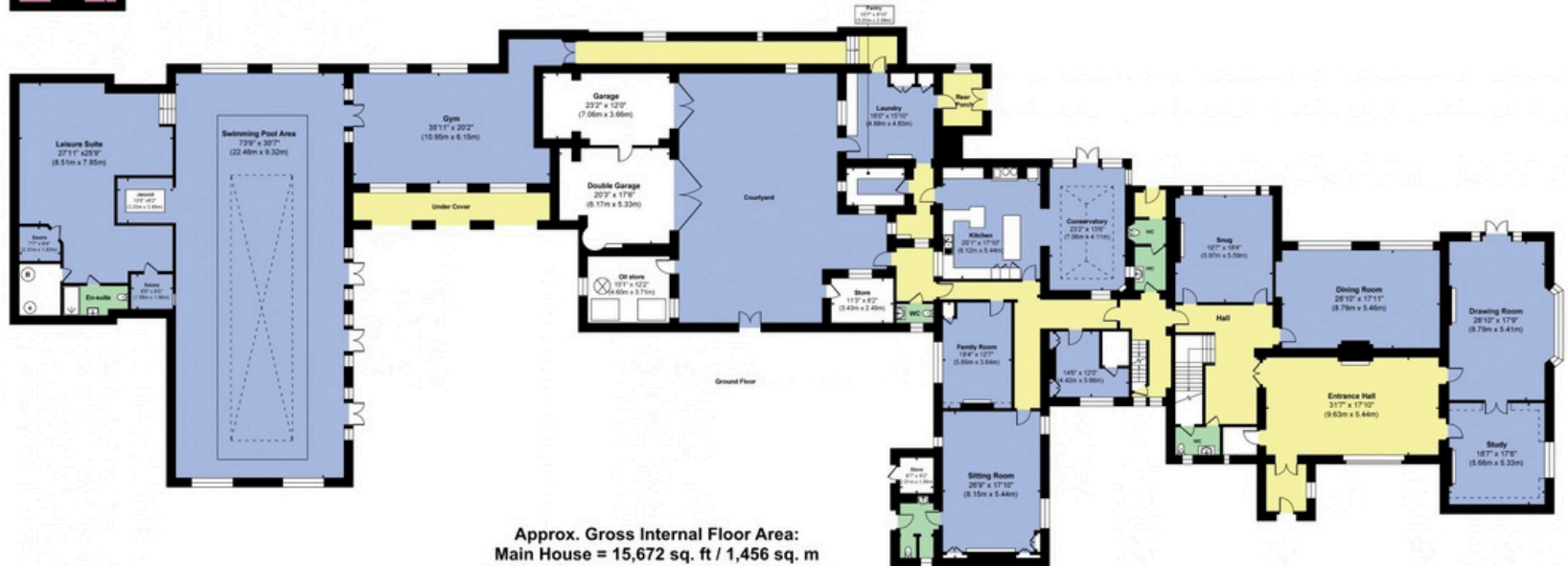


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- 13 bedrooms arranged over three floors with two dressing rooms and five bathrooms, offering accommodation on a scale suitable for a large family, extended family living and substantial guest accommodation.
- Self-contained flat — ideal for staff, guests or multi-generational living.
- Indoor swimming pool complex and gym.
- Extensive oak panelling, exposed floorboards, cross-beamed ceilings and multiple period fireplaces.
- Large original cellars with wine bins
- Garaging and a range of outbuildings.
- Three separate ancillary residences comprising: a two-bedroom stable cottage, a recently converted barn providing three double bedrooms, and a separate three-bedroom Lodge House.
- Together, these properties provide 21 bedrooms across the estate as a whole, allowing considerable flexibility for family, guests and household staff.
- An extensive CCTV security system providing coverage across the grounds, incorporating infrared night-vision technology and motion detection, the system enables surveillance during both daylight and darkness movements. This provides an additional layer of security and reassurance.







Set within 76 acres of beautifully landscaped parkland, gardens and grounds, Middelney Place is an exceptionally private and comprehensively equipped Grade II listed Victorian country estate that combines a substantial 13-bedroom principal residence with extensive ancillary accommodation, exceptional equestrian facilities, a major private leisure complex and significant estate buildings.

Built in 1866 and designed by the celebrated architect James Piers St Aubyn, Middelney Place is a superb example of High Victorian Tudor-Gothic architecture, with striking gabled elevations, dressed stone bay windows, tall decorative chimney stacks and a distinctive turreted flag tower. Later additions include a light-filled Montpellier orangery and garden room, together with a private indoor swimming pool complex – combining historic character with thoughtfully designed spaces throughout perfectly suited to entertaining.





Additional properties include:

- Midelney Lodge
- Midelney Barn
- Stable Cottage.

Equestrian: Stable courtyard with 9 Monarch stables - all with power and water. Feed store, large tack room and cloakroom. 40 x 60m all weather sand and fibre arena.

Cross country course, post and rail paddocks, along with parkland grounds to hack in. Commercial barn with motorised roller door, ideal for cars / machinery storage, a range of outbuildings and fuel stores.



Midelnay Place, Drayton, Somerset.



Approx. Gross Internal Floor Area:
 Main House = 15,672 sq. ft / 1,456 sq. m
 Leisure Complex = 4,197 sq. ft / 390 sq. m
 Double Garage, Garage = 645 sq. ft / 60 sq. m
 Stable Block = 3,003 sq. ft / 279 sq. m
 Stable Apartment = 1,410 sq. ft / 131 sq. m
 The Lodge = 2,163 sq. ft / 201 sq. m
 Barn / Stores = 6,490 sq. ft / 603 sq. m
 Total Area = 33,580 sq. ft / 3,120 sq. m

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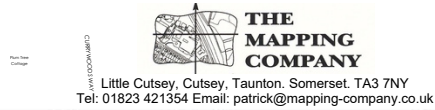
Midelney Place

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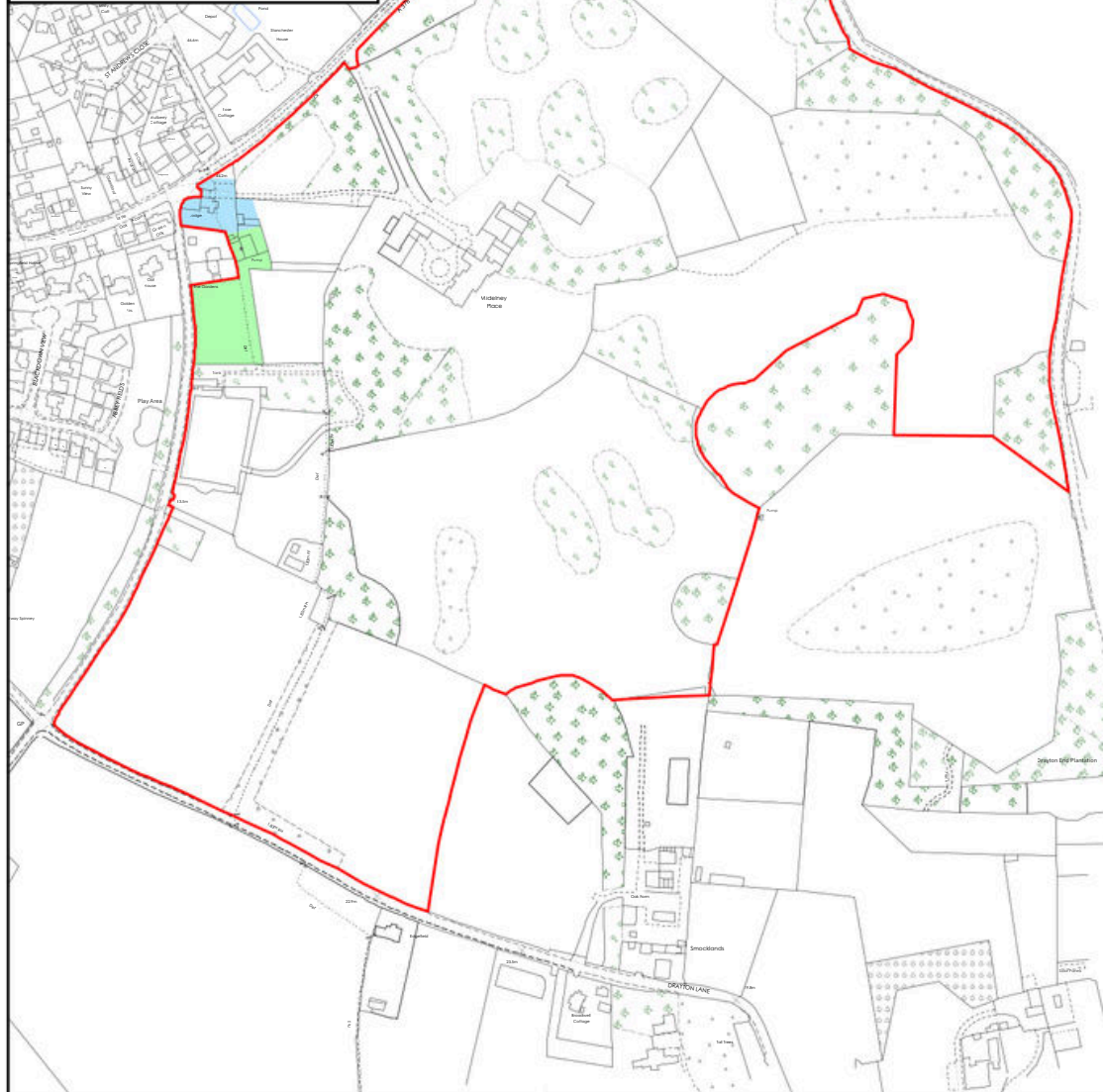
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Key

- Main House (30.4_{We} 1_{II} ha/ 75.16 ac)
- Tusehe Barn (0.16 ha/ 0.40 ac)
- The Lodge (0.37 ha/ 0.91 ac)
- Total Area (30.95 ha/ 76.47 ac)





Midelney Place lies just outside the village of Drayton, less than two miles from the historic market town of Langport, on the edge of the Somerset Levels – an Area of Outstanding Natural Beauty renowned for its rolling countryside, waterways and rich wildlife.

- Local convenience store, garage and petrol station, post office, church, primary school and a well-regarded village pub/restaurant
- Langport (under 2 miles): everyday amenities including a Tesco supermarket, medical centre, churches and schools of all ages, including the well-regarded Huish Academy.
- Exceptionally well placed for access to some of the South West's most exclusive private members' destinations, including The Newt in Bruton and Babbington House, part of the Soho House collection. Both are renowned for their distinctive hospitality, beautiful grounds and highly curated social atmosphere, attracting a discerning international clientele and offering a rare sense of privacy and exclusivity.

- Sherborne, Bruton, and Frome - historic and distinct market towns lying a short distance away.
- Renowned local schooling in both the state and independent sectors across Somerset and neighbouring Dorset including Millfield, Sherborne, and Kings (Taunton).
- Taunton and Castle Cary railway stations with mainlines to London, and a common commute to Millfield School only 20 minutes away. Bristol Airport only one hour drive away.
- Excellent walking, riding and country pursuits directly from the doorstep, amid the waterways and wildlife of the Somerset Levels.



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LUXURY | LIFESTYLE | LOCATION