



To Let

Mudford, BA21 5TD

Monthly Rental Of £3,750



ORCHARDS  
ESTATES



Stunning historic 17th century Jacobean manor house situated on the Dorset/Somerset border in Mudford, near Yeovil. The estate is surrounded by wild meadows with far-reaching views over the River Yeo to the village of Trent in Dorset. This amazing home is one of two properties situated on the Mudford Manor Estate. The spacious and versatile accommodation comprises six bedrooms, five reception rooms to include a generous dining hall and a splendid kitchen/diner. The gardens surrounding the property are incredible and offer breath taking views of the surrounding countryside.

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## LOCATION

Mudford is a friendly village on the edge of Yeovil and provides a comfortable location from which to access Yeovil itself, the A303 with links to London, Taunton, the M5 and Devon and Cornwall is only a short distance.

### Reception Hall

Original solid oak door to front, stairs to first floor, under stairs cupboard, painted wood flooring and radiator.

### Dining Hall

Front aspect single glazed bay window with window seat, Blue Lias flooring, inglenook fireplace with log burner, half panelled walls and two radiators.

### Drawing Room

Front aspect single glazed window with window seat, feature marble open fireplace, painted wood flooring and two radiators.

### Old Library

Front aspect single glazed window, feature stone fireplace with log burner, painted wood flooring and electric radiator.

### Snug

Side aspect single glazed window, inglenook fireplace with log burner, Blue Lias flooring, exposed stone and brick walls, wall lights and radiator.

### Kitchen/Diner

Side and rear aspect single glazed windows, range of base units with worktops over, one and a half bowl stainless steel sink, range style cooker, dishwasher, American style fridge/freezer, tiled floor and door to side.

### Boot Room

Side aspect single glazed window, door to kitchen, door to garden, boiler, Blue Lias flooring and radiator.

### Utility Room

Side aspect single glazed window, Blue Lias flooring, Butler style sink, solid wood worktop, cupboard, drawer unit, plumbing and space for washing machine and stairs to first floor.

### Shower Room

Shower cubicle, extractor fan and tiled flooring.

### Cloakroom

Wash hand basin, WC, Blue Lias flooring and extractor fan.

### Landing

Front and rear aspect single glazed windows, wooden floorboards, access to loft and three radiators.

### Master Bedroom

Front aspect single glazed bay window, stone feature fireplace, wooden floorboards and radiator.

### Bedroom Two

Front aspect single glazed window, feature fireplace, wooden floorboards and radiator.

### Bedroom Three

Front aspect single glazed window, wooden floorboards and radiator.

### Additional Landing

Stairs to lower level leading to utility room.



#### Bedroom Four

Two rear aspect single glazed windows, door to ensuite shower room, painted wood flooring and radiator.

#### En-Suite Shower

Shower cubicle, wash hand basin, WC, partially tiled walls, tiled flooring, extractor fan and chrome heated towel rail.

#### Bedroom Five

Side aspect single glazed window, laid to carpet and radiator.

#### Bedroom Six

Side aspect single glazed window, laid to carpet and radiator.

#### Bathroom

Rear aspect single glazed window, bath with shower over and tiled wall, wall hung wash hand basin with tiled splash back, WC, storage cupboard with shelving, extractor fan and radiator.

#### Directions

Proceed along Lyde Road in Yeovil and turn into Primrose Lane, continue along this road until you reach the gravelled driveway of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

364.06 m<sup>2</sup>

3918.74 ft<sup>2</sup>

Reduced headroom

1.92 m<sup>2</sup>

20.68 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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