



**FOR SALE**



**Full video walk - through**

Silver Street, South Petherton, TA13 5BZ  
Offers in the Region Of £925,000



**ORCHARDS**  
ESTATES



Historic property with Scandi chic contemporary living combined with Grade II listed features is quite rare and unique and benefits include having a secluded good-sized garden, a large home office, a home cinema, and a vaulted bespoke foodies-dream kitchen, fantastic features that would undoubtedly appeal to many. The location near the amenity-filled village of South Petherton, which has been recognized by The Times as one of the coolest places to live in the UK, adds even more value to the property. Being close to a wide range of independent shops and nationally recognized eateries is a huge plus for those who enjoy a vibrant and lively atmosphere. Potential buyers would likely be interested in the blend of modern comforts and historical charm offered by a Grade II listed property, and the ample amenities and attractions in the surrounding area make it an appealing prospect for anyone looking to settle down in a vibrant community. If you're considering this opportunity, we feel it's essential to thoroughly explore the property, its condition, and the local area, we feel confident that you will not be disappointed.

Offers in the Region Of £925,000





## LOCATION

Manor Lodge is one of the 5 unique and individual properties situated in this secluded birdsong filled drive. You really have to stand here to appreciate the sheer amount of nature that surrounds the property yet literally in minutes you can be in the butchers, the bakers, the candlestick makers, green grocers, newsagent, fish mongers and, which is maybe most importantly, the wine boutique to pick up essentials. The village is a special place, exceptionally warm where people still say hello and several shops close at 1pm on Wednesdays and Saturdays to remind you to have time to wind down and relax. The wonderful David Hall serves as a part time cinema/music venue which is literally minutes from Manor Lodge. South Petherton truly is a unique gem of south Somerset. There's endless clubs/hobbies to cover interests such as clock winding, men's shed, walking groups, dancing, tennis and lawn bowls to highlight but a few. Step out of the drive for a countryside walk and in every direction you'll be able to refresh at a wonderful pit stop, Frogmary Farm and Field Cafe, The Old Dairy, Pips Railway Carriage, a handful of great pubs and then of course much closer (next to the bakery) is the wonderful Holm restaurant, attracting continual attention and recently named one of the top 18 restaurants in the UK. The village is just off the A303 making London, the South West and beyond easily accessible. Trains to London can be accessed at Yeovil, Crewkerne and Castle Cary. The highly regarded Jurassic Coast including Lyme Regis is just 22 miles drive. Schooling within the village itself is graded Outstanding at primary level and senior school provision is well served by both state and independent schools. A number of school buses operate from within the village itself or within a few minutes' drive. Independent schools near the area include Millfield, Sherborne, Perrot Hill and Hazlegrove.

### Manor Lodge

Into the spacious entrance hall (previously the saddlery) with Ham stone open fireplace (the current owners use this as a decorate addition to the entrance,

primarily for the placement of mood setting candles). Down the hall towards the kitchen you pass the revealed Ham stone wall, with Ham stone ledges limed over original cob, and a window recess from the original front facade which opens through to the living room. There is also a fitted cloakroom with brass fittings. Onward into the gorgeous kitchen/diner with newly vaulted ceiling and French doors to the rear garden. This is a wonderfully light, dual aspect space which has been transformed with a stunning bespoke kitchen offering substantial storage. Units are a mix of mostly extra wide drawers, pull out larder units and floor to ceiling storage right up into the apex accessed by a bespoke hook-on ladder. The Corian worktops run the full length, with under mounted extra wide Smeg sink (the current owner specified this so the extra wide oven trays would fit), separate island all finished to the same standard. Under the sink is an extra wide drawer to house the bins for each recycling type. White goods include fitted Bosch dishwasher, Smeg fridge with ice box and slick dual under counter fridge drawers. The central island unit includes a fitted Italian designed Barrazza 5 burner gas hob with adjoining countertop Barrazza lava rock indoor barbecue, whilst the eye-level 900mm wide Smeg oven is fitted into the wall units. There is also a discreet pull-out unit providing housing for your microwave oven. There is space to eat at the breakfast bar plus ample room for your dining table beyond. The kitchen is finished with practical off-white corka flooring (with its own nest controlled underfloor heating) and LED colour-changing app controlled mood lighting on the beautiful full height revealed Ham stone wall to give a warm glow. Through glazed double doors and you're into the well-proportioned living room (previously the meeting room for King Inas Palace) with stunning grand Hamstone fireplace housing a wood burning stove and dual stone mullion windows overlooking the rear garden. Through the original deep wall doorway is the snug/library/music room with exposed stone walls and dual aspect windows overlooking the fernery in the rear garden, which is a mass of bluebells in the spring and the main garden through the other. Shelving provides plenty of storage for books. Back out into the entrance hall and up the stairs, on the lower part of the stairs

you pass the gorgeous detailed stone mullion window, originally part of the King Inas Palace. Upstairs is the family bathroom, fully renovated with hexagonal porcelain tiling, cast corian wash hand basin and bath with high pressure shower over, all fittings are high spec matt white with wall space to make the colour your own. Opposite is one of three bedrooms, dual aspect as with all the bedrooms, overlooking both the fern garden and the front courtyard and with a niche which was the window of the original Manor Lodge front facade. Down the hall to the second bedroom, again dual aspect over the fern garden and main garden. Back to the main bedroom with beautiful bespoke dressing room with plenty of low and high level storage, a lovely view of the garden and you can really feel part of the private woodland which surrounds the private drive beyond. The en-suite is timelessly fitted with high spec matt white fittings.

### The Rear Garden

The birdsong is immense in the garden, yet you are only a minute's walk or so to go and grab an extra bottle of wine! The garden includes a patio/cook station area under a pergola with a wonderful view of the rear of the main house and the large lawned area. To the top part of the garden is a greenhouse and compost area with a custom made tree house, and steps down into the fern garden. This is a serene and private space, perfect for entertaining guests or somewhere secure for pets, kids (or grandkids) to play when visiting.

### The Courtyard and Potting Shed

The courtyard is made up of fine gravel with space for several cars all secured behind tall Hamstone walls and wrought iron gates, a real sun trap and well protected from the elements. Various planters contain rhododendron, olive trees, ferns, ornamental grasses, buxus bushes and wisteria. A useful outside tap is helpfully positioned along with an out of view area for bins/garden waste storage etc. A very cute original hamstone building is to one side used by the current owners as a potting shed.

### The Coach House

The Coach House was formerly, as the name suggests, for coaches to unload and store whilst visiting King Inas Palace located further down the private drive of just 5 properties. Grade II Listed, built circa 1700, the Coach House still retains many original features including flagstone floors, and large arched timber doors.

### The Stables and Scullery (Ground Floor)

Across the gravel courtyard and through the next arched timber door, you enter the old stable block complete with original stable stalls, stone mullion windows, gully drainage and utility/scullery/boot room. In floor stable drainage makes muddy winter Somerset living a breeze. The ground floor also has a vast workshop used by the current vendors to make furniture and separate hobby space. The boiler nook is also here, the hub of the three way nest controlled heating system at Manor Lodge, a high end system specified to accommodate future growth within the coach house and stables.

### Home Office and Cinema (First Floor)

Up the stairs and into a large home office, complete with nest controlled heating system and networking (the village is served by high speed internet), this is a great space to work from home or for visiting older children to come and work. Through the office door and into the cinema/bar area. Canadian log cabin-esque decor to the bar area makes this a fantastic party room. The current owners have hosted kids discos and even Cinderella herself whilst grown ups can mix up a cocktail at the bar. Beyond the cinema is the store room or 'walk-in' loft space.

