

The Manor House Estate

Compton Bishop, Somerset





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Bristol 20 miles, Wells 15 Miles, M5 Motorway (J21 & J22) 4 miles, Bristol Airport 12 miles,
Bristol Temple Meads Rail Station (London Paddington) 20 miles and Weston Super Mare Rail Station 10 miles
(All distances and times are approximate)

Grade II listed 18th century property with converted Granary and Cheese Barn situated in a stunning setting against a back drop of the Mendip Hills in an Area of Outstanding Natural Beauty.

OFFERED AS WHOLE OR IN THREE LOTS

LOT 1: Grade II listed Manor House

3 reception rooms | Breakfast kitchen | 7 bedrooms | 2 bathrooms
Garden | Stone and tile outbuildings including stabling | Agricultural buildings | Pasture
In all about 6.90 acres (2.79 Ha)

LOT 2: Grade II listed The Cheese Barn

Open plan 37 ft Sitting/dining/kitchen breakfast room | Study/bedroom 4 | 3 bedrooms | 2 bathrooms
31 ft open fronted stone and tile barn with 3 bay open fronted store | Garden | Paddock
In all about 0.69 of an acre (0.28 Ha)

LOT 3: Grade II listed The Granary

1 reception room | 33 ft Breakfast kitchen/family room | 4 bedrooms | 3 bathrooms
Stone and tile outbuilding with office and workshop/studio | Stone and tile carport | Garden
In all about 0.25 of an acre (0.10 Ha)

As a whole about 7.84 acres (3.17 Ha)



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The Manor House, Lot 1



The Manor House - Lot 1

The Manor House is most attractive and is believed to date from the early 1700's. The front elevation has three front facing gables and ovolo moulded wooden windows to the ground, first and attic floors. Whilst the property will require some updating, it is charming. The interior has a warm and friendly atmosphere with well proportioned reception rooms and comfortable ceiling heights. There are many features appropriate to the period including flagstone floors, beamed ceilings, window seats, simple ceiling corncicing and in the drawing room there is a recessed display arch with scalloped shelves.

The entrance hall has a flagstone floor. The drawing room, sitting room and dining room all face west with a lovely open outlook of the Mendip Hills. The three rooms each have an open fire with Minster stone surround.

The breakfast kitchen is fitted with a range of painted units and integrated appliances include hob and oven. The breakfast kitchen faces east looking out over its land and to the south over the entrance, outbuildings and countryside. A rear hallway leads to the utility room, and boot room/store room.

On the first floor there are three bedrooms, two bathrooms and a separate w.c. On the first floor landing, there was once a connection to The Cheese Barn (lot 2) which could easily be re-instated to combine the two properties. There are two turning staircases that rise to the attic bedroom floor. One staircase rises to one bedroom and the second staircase rises to three good size bedrooms with vaulted ceilings.





Outside

The Manor House is approached through a five bar gate to a large concrete courtyard around which are grouped a range of stone and tile outbuildings.

The front garden is walled and enclosed with level lawn on either side of a central pathway leading to the stone entrance porch. There are shaped flower borders and a holly tree. The enclosed walled rear garden has an expanse of lawn with flower borders, gravel pathways and mature trees. There is a stunning view over the adjoining land to the Mendip Hills.

Outbuildings

The stone and tile outbuildings grouped around the entrance courtyard comprise a detached building with two stables, cobble floor and original hay feeders and a loft above. A single storey outbuilding to the north of the courtyard comprises two stables with exposed roof trusses, original mounting block and large hay/log store. The courtyard to the east opens to a walled enclosure and a further concrete yard with a stone and tile building, provides scope for further stabling.

A steel farm gate from the main courtyard to the south gives vehicular access to a further 3,746 sq ft of agricultural buildings accessed also off Butts Batch. They comprise a six bay open fronted store for heavy farm vehicles and an adjoining corrugated hay store incorporating a lock up workshop.

The Land

The adjoining land, with spectacular views, lies to the south, east and north of the house and outbuildings. There is access either off Butts Batch or the entrance courtyard. They are laid to pasture and divided into three paddocks.

In all the property amounts to 6.90 acres (2.79 Ha).

EPC

Rating: E

Agent's Note

The lean to workshop building is held on an annual licence to the estate builder. The tenant has expressed the wish to remain in occupation if possible. Further details are available from the agents.

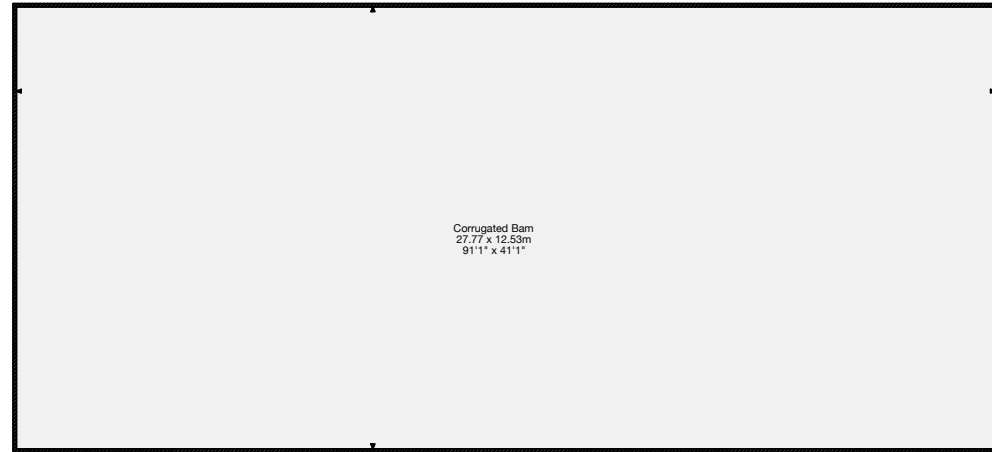
Services

Mains water and electricity are connected. Oil fired central heating. Private drainage via newly installed treatment plant.

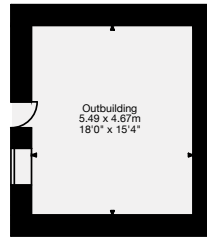
Manor House (Lot 1)



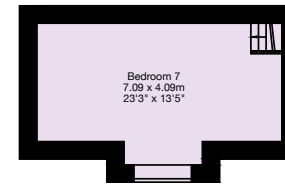
Approximate Gross Internal Floor Area
 Main House = 377 sq m/4,056 sq ft
 Outbuildings = 26 sq m/276 sq ft
 Stables = 37 sq m/395 sq ft
 Barn = 348 sq m/3,746 sq ft
 Total Area = 788 sq m/8,473 sq ft



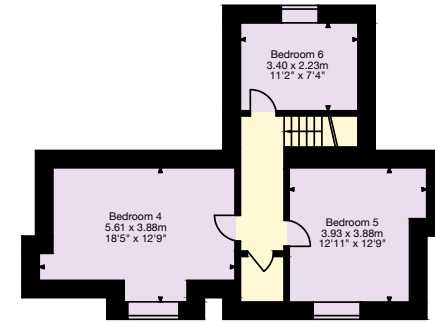
Barn



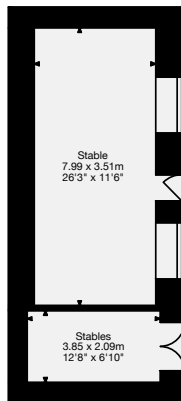
Outbuilding



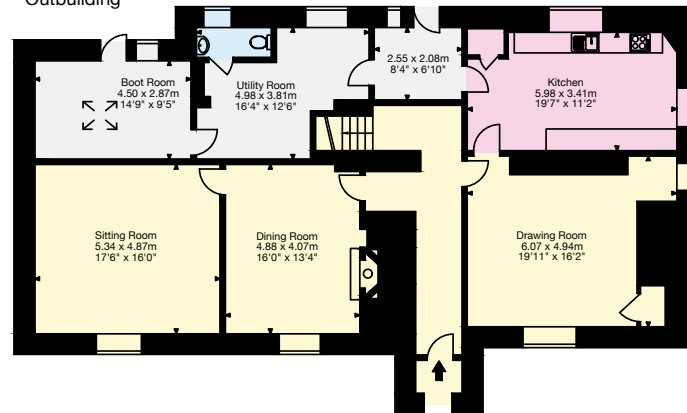
Second Floor



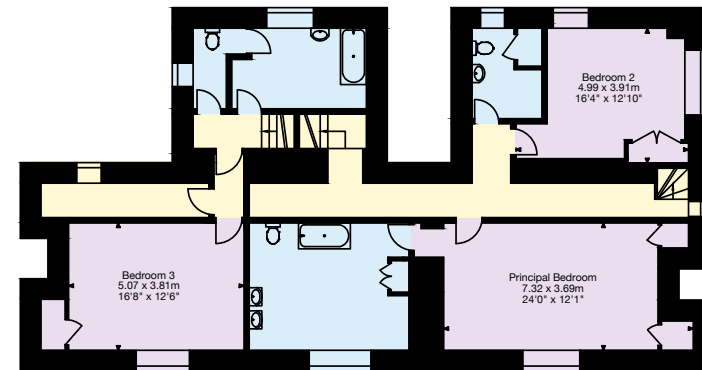
Second Floor



Stables



Ground Floor



First Floor

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

The Cheese Barn, Lot 2





The Cheese Barn - Lot 2

The contemporary and well presented property has been designed with the living accommodation on the first floor to take advantage of its spectacular view of the Mendip Hills. On the ground floor the entrance hall has an exposed stone wall and a staircase rises to a gallery landing.

An inner hall leads to three bedrooms, bathroom and utility room. The first floor has a study/bedroom 4, with en suite shower room. The most impressive open plan 37' breakfast kitchen/dining/sitting room has a vaulted ceiling with two exposed roof trusses and exposed stone wall making it an excellent room for entertaining. In the sitting area, French windows open to a Juliet balcony and the dining area has a log burning stove. The well fitted kitchen has an island desk style unit, and integrated appliances.









Outside

The Cheese Barn is approached through a five bar farm gate leading to a generous gravel parking area.

The garden has a superb open view of the Mendip Hills and adjoins farmland. The garden is laid principally to lawn and is low maintenance. There are mature shrubs, an established Beech hedge, and decking strategically placed to take advantage of the view. Adjoining the garden is a small paddock.

Outbuildings

Lying to the north of the entrance is a 31' stone and tile outbuilding with vaulted roof and exposed timbers. Adjoining is a three bay open fronted stone store with a cat slide tile roof and decking in front.

In all the property extends to about 0.69 of an acre (0.28 Ha).

EPC

Rating: E

Services

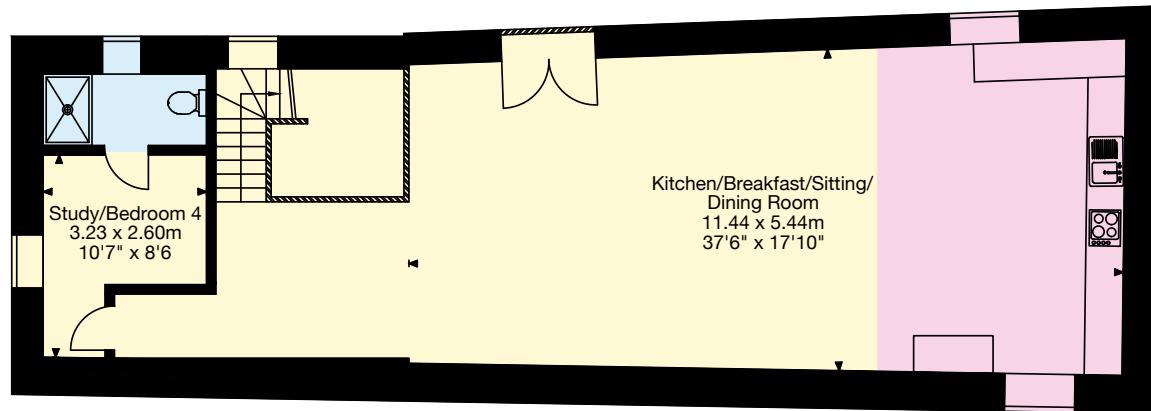
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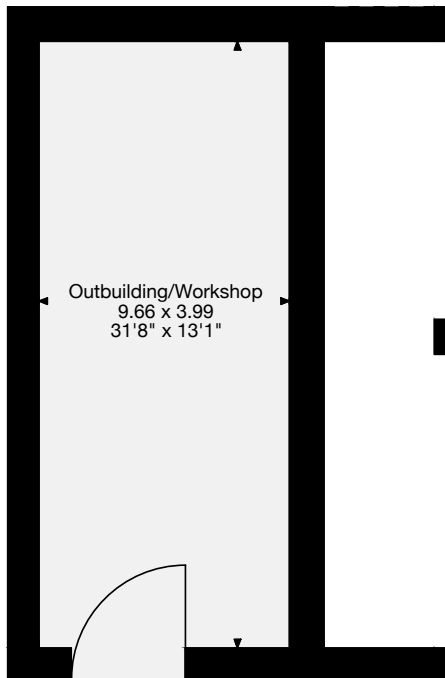
The Cheese Barn (Lot 2)



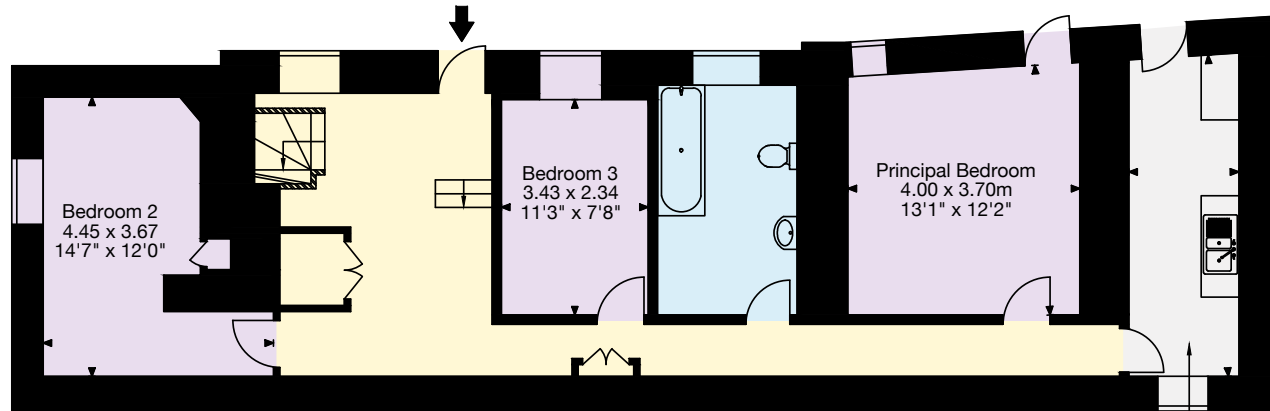
Approximate Gross Internal Floor Area
 Main House = 171 sq m/1,844 sq ft
 Outbuilding/Workshop = 39 sq m/415 sq ft
 Total Area = 210 sq m/2,259 sq ft



First Floor



Outbuilding/Workshop



Ground Floor

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

The Granary, Lot 3





The Granary - Lot 3

The Granary is detached and L shape in design. It is well presented and is arranged, in part, over two levels. Although the interior is contemporary in design, the exterior retains features of its former use. On the west elevation the original stone steps to the grain store and the wide archway, now fully glazed, remain. There is a range of converted stone and tile outbuildings to the south enclosing the large gravel entrance courtyard.

There are laminate wood floors and white painted tongue and groove doors with iron latch furniture. The sitting room is a striking room with vaulted ceiling and exposed roof truss. There is a floor to ceiling brick fireplace and chimney breast fitted with a log burning stove and two pairs of French windows that open to the south facing courtyard. A study area off the sitting room also has a pair of French windows opening to the courtyard.

The impressive 33' breakfast kitchen/family room has a comprehensive range of units and island with breakfast bar, integrated double oven, hob, and refrigerator.

The original wide arch is fully glazed with French windows opening to the courtyard. The ground floor has the principal bedroom with en suite bathroom, a further bedroom, a separate shower room, utility room and separate w.c. The first floor has two further bedrooms each with vaulted ceilings and roof trusses and a bathroom.

Outside

The Granary is approached through double timber five bar gates giving access to the wide gravel courtyard, ideal for entertaining. A range of converted stone and tile outbuildings, enclosing the courtyard, comprise a three bay carport, home office and a workshop/studio.

Behind the outbuildings, is a part walled garden laid to a large expanse of lawn with open views for miles towards the Somerset levels.

In all the property amounts to 0.25 of an acre (0.10 Ha)

EPC

Rating: E

Services

Mains water and electricity are connected. Oil fired central heating. Private drainage via newly installed treatment plant.

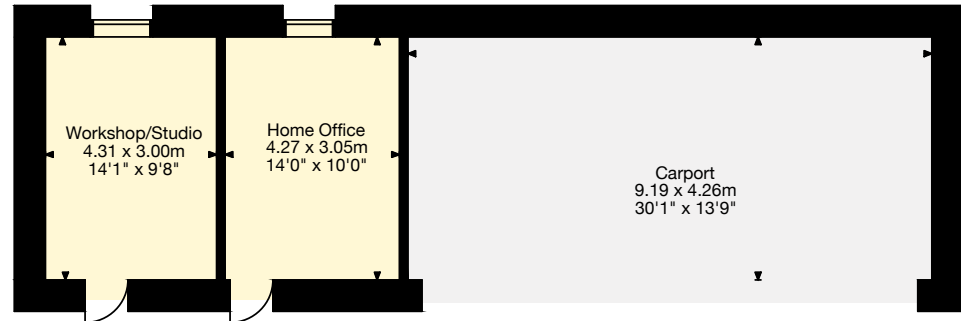




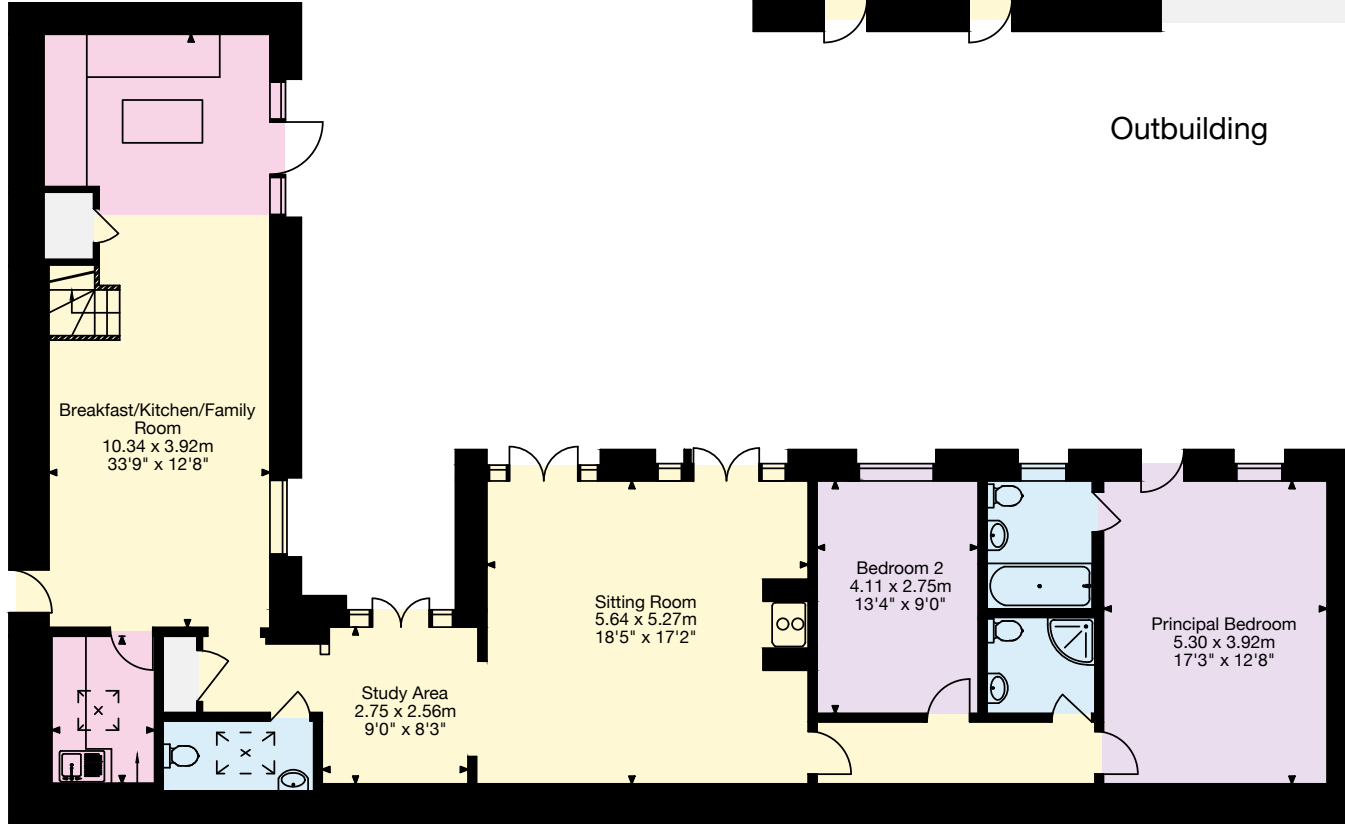


The Granary (Lot 3)

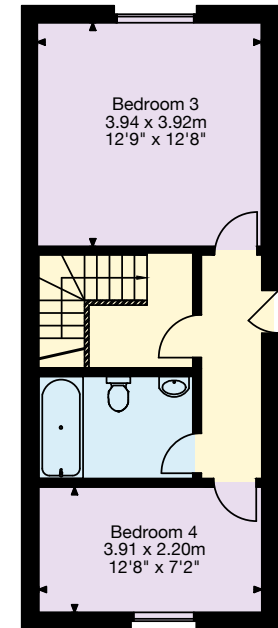
Approximate Gross Internal Floor Area
 Main House = 180 sq m/1,937 sq ft
 Outbuildings = 66 sq m/710 sq ft
 Total Area = 246 sq m/2,647 sq ft



Outbuilding



Ground Floor



First Floor

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

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Situation

The Manor House Estate is situated in an idyllic setting surrounded on three sides by the Mendip Hills. 750 acres is owned by the National Trust including Crook Peak, the highest point which forms the backdrop to the property along with the 13th century village church. It is rare to find such a classic English setting.

The Estate was divided in 2006/2007 with The Cheese Barn and The Granary being sympathetically converted into two very different and interesting properties with a contemporary interior. All three are Grade II listed and all take advantage of its superb setting with stunning unspoilt views to the Mendip Hills and to the south for miles, towards the Somerset Levels.

Lotting

The Cheese Barn (lot 2) will not be sold prior to The Manor House (lot 1).

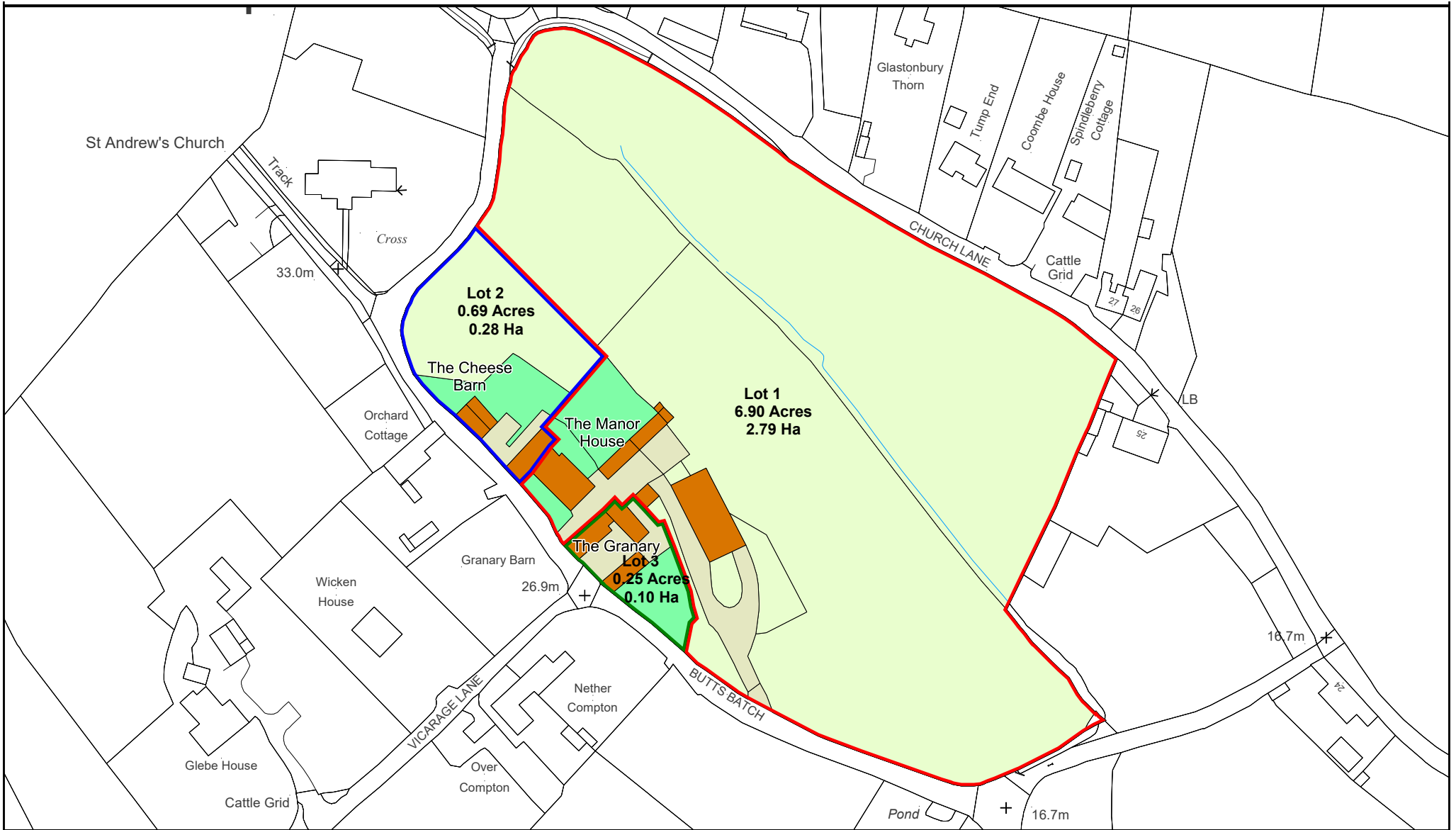
Easements

The title will need to be updated to provide for suitable easements for any shared services and access ways depending on how the lots are sold and the sellers lawyers will deal with this at the appropriate time.

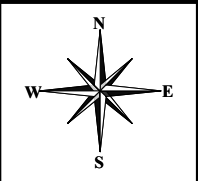
Directions (BS26 2HF)

From the Bristol direction on the A38 turn off at Cross, signed Compton Bishop, onto the Webbington Road. Travel for about one mile. Turn right into Vernon Lane and continue ahead to Butts Batch. All three properties are seen on the right hand side, with the church beyond.





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Title **The Manor House**

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