

# Manor Farmhouse

Kilmington, Wiltshire



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# A charming 19th century detached five bedroom home.

Gillingham 7 miles, The Newt 8 miles, Bruton 8.5 miles, Castle Cary 10 miles, Frome 10 miles, Babington House 15 miles (Distances and times approximate).

  
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## Summary of accommodation

### Main House

- Ground Floor:** Entrance hall | Living room | Family room | Study | Play room | Open plan kitchen/dining room  
Utility room | Cloakroom
- First Floor:** Principal bedroom en suite bathroom | 3 further bedrooms / Bathroom
- Second Floor:** Double bedroom | Storage

### Garden and Grounds

- Garden | Pond | Shed | 2 log stores | Single garage | 2 parking spaces
- In all approximately 0.52 of an acre



## Situation

(Distances and times are approximate)

Manor Farmhouse is set amidst the unspoilt countryside of the Stourhead National Trust Estate with stunning views and miles of exquisite scenery. The original farmstead comprised the farmhouse and a collection of five outbuildings and barns grouped around a central yard. These have now all been converted and collectively form an attractive community of period homes, some of them thatched, surrounded by unspoilt countryside.



Nearby is the small village of Kilmington, which has a church and primary school with The Red Lion pub nearby on the B3092. The neighbouring village of Stourton (2.7 miles) also has a pub and a farm shop and the nearby towns of Mere (5.7 miles) and Gillingham (8.6 miles) are able to meet most day-to-day needs including medical, dental and veterinary surgeries.



The local area also offers a broad choice of schools from both the state and independent sectors. The Bruton schools, Warminster, All Hallows and Port Regis are all within a 10 mile radius and Gillingham school for secondary education has an excellent reputation.



For travel links, Gillingham has regular rail services to Waterloo (2 hours), Castle Cary offers a fast service to Paddington (90 minutes) and Bristol Airport is about an hour's drive away.





## The House

Thought to be the major farmhouse for Kilmington Manor, Manor Farmhouse most likely dates back from the first half of the 19th century and is unlisted.

Manor Farmhouse has two good-sized reception rooms, one positioned on either side of the central entrance hall. Both have attractive oak flooring and large fireplaces fitted with a wood-burning stoves; an inglenook surrounded by panelling in the sitting room and a carved stone fireplace flanked by shelving and dwarf cupboards in the play room. At the rear of the house and looking out onto the rear garden are the study, the family room and a large and characterful farmhouse kitchen/dining room crowned by French windows looking out onto the terrace and garden. The latter has exposed roof timbers beneath a vaulted ceiling and is fitted with painted timber units including a central island, slate work surfaces, butler's sink and a 4-oven electric AGA.

A fine oak staircase leads to the first floor where you have the principal bedroom with en suite bathroom and large windows revealing views of the surrounding countryside. The double bedroom adjacent to this has formerly been used as its dressing room. From here there are two further double bedrooms and the family bathroom.

On the second floor the attic has been converted to form a large T-shaped, double bedroom that, due to the exposed roof timbers, would make an ideal teenage bedroom.

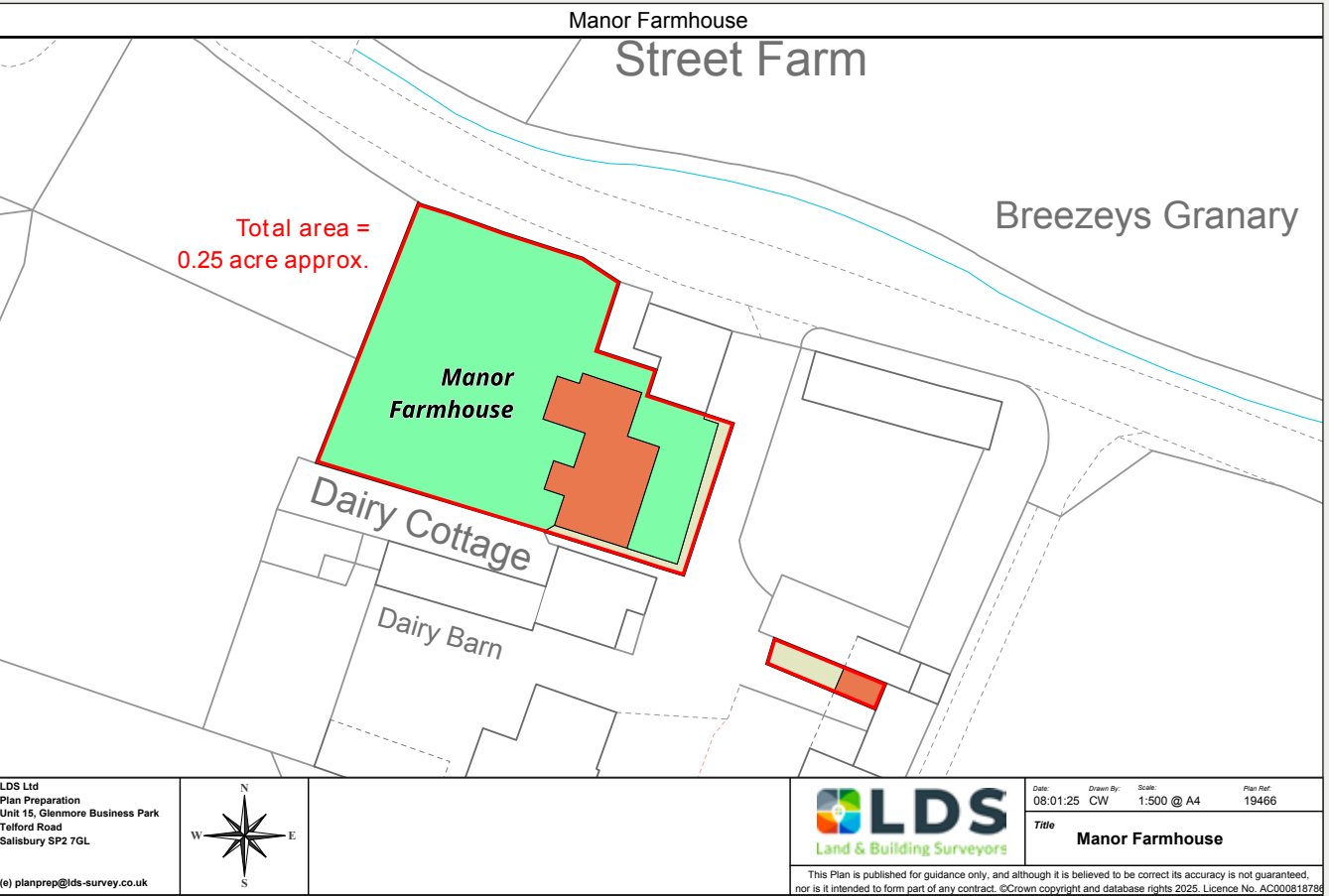


Outside

Its front is clad with a climbing rose and wisteria, Manor Farmhouse is set back from the entranceway into the farmstead behind a low, dressed stone wall with a central pedestrian gate and paved path leading to the front door.

On either side of the path are small lawns fringed on two sides by borders stocked with flowering shrubs. Paths lead down both sides of the house to the rear garden, which is generously sized and private. Beyond the paved terrace and path immediately behind the house is a level lawn bound by mature hedging on either side and a stand of mature trees and shrubs at the far end.

The garden includes a separate, fenced seating area, a pond, an array of photovoltaic panels, two log stores and a pretty garden shed. At the front and across the yard from the house is a communal garage block and two parking spaces.



Property Information

**Directions (BA12 6RW):** Leaving the A303 at the Zeals exit, follow the signs onto the B3092/Crab Lane towards Frome. Continue on the B3092 for 2.4 miles and then turn left onto Brookside Terrace, signed to Kilmington. Turn left after 350 yards and the property will be found on the right after a short distance.

**What3Words:** ///funded.seemingly.copper

**Tenure:** Freehold.

**Green Credentials:** The property benefits from Solar Photo-voltaic (PV) Panels which are positioned in one corner of the garden, we are awaiting more information on these.

**Services:** We are advised that there is mains water and electricity. Private drainage (shared sewage treatment plant installed 2002/2003 with a yearly contribution which we are awaiting information on). Oil-fired central heating (runs the underfloor heating on the ground floor, radiators on the first floor and hot water).

**Local Authority:** Wiltshire Council - wiltshire.gov.uk

**EPC:** D

**Council Tax:** Band F

**Guide Price:** £900,000

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



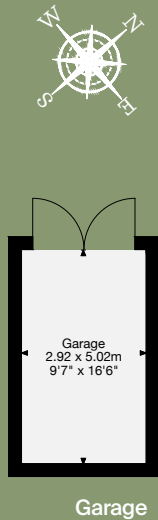
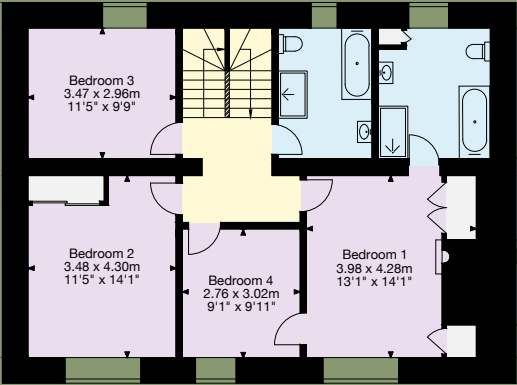
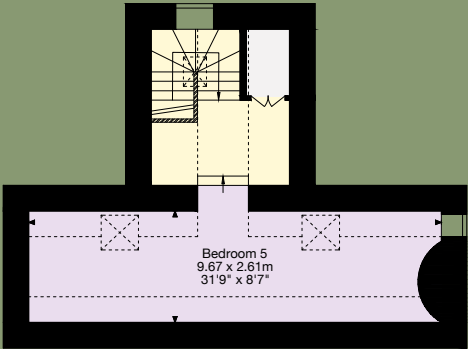
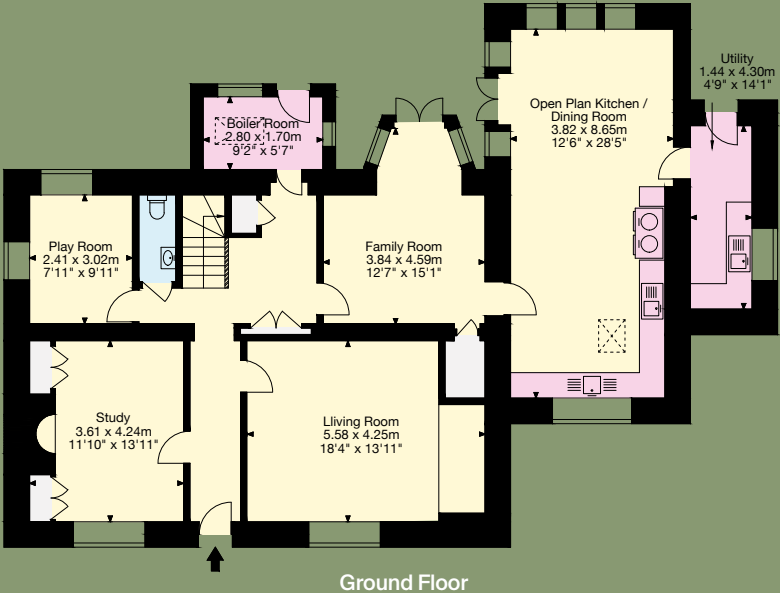
Approximate Gross Internal Floor Area

Main House = 234 sq.m / 2,519 sq.ft

Garage = 15 sq.m / 158 sq.ft

Total Area = 249 sq.m / 2,677 sq.ft

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.



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Particulars dated January 2025. Photographs and videos dated January 2025.

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