



Old Rectory, Wootton Courtenay, Somerset







A fascinating **former rectory** with outbuildings, guest annexe and lovely views towards Exmoor

Summary of accommodation

Ground Floor

Reception hall | Drawing room | Morning room | Dining room
Kitchen/breakfast room | Galley kitchen | Rear hall | 2 cloakrooms

First Floor

Principal bedroom with en suite dressing room/occasional bedroom
& adjacent bathroom | Further double bedroom with en suite/walk-through bathroom | 2 Double bedrooms with en suite shower rooms
Attic storeroom

Outside

Self-contained guest annexe | Parking | 2 coach houses
Stable with integral tack room | Gig house | 2 Wells | Pond
Holy well with baptism pool | Summerhouse | Garden | Orchard
Garden store | 2 Greenhouses | Kitchen garden

In all about 0.9 acre (0.36 hectare)

Distances

Dunster 4 miles, Minehead 4.2 miles, Tiverton 24.7 miles, Taunton 27.4 miles (Bristol Temple Meads 52 minutes & Paddington 1 hour 39 minutes),
J25 M5 30 miles, Exeter Airport 45.9 miles (London City Airport 1 hour), Bristol Airport 52.6 miles
(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Florence Biss
01392 423111
florence.biss@knightfrank.com



Location

Old Rectory is situated in the small and highly sought-after village of Wootton Courtenay, which is within the Exmoor National Park and on the Macmillan Way West and the Celtic Way footpaths. The village has excellent amenities with a parish church, restaurant, hall and village shop/post office and there is a GP's surgery and primary school (Ofsted rated 2 (Good)) in neighbouring Dunster. The nearby town of Minehead provides most day-to-day requirements with a good selection of shops and local businesses including a nurse-led community hospital. The county town of Taunton is also within easy reach. For transport links, the M5 is within a reasonable driving distance, Taunton has regular rail services to Bristol Temple Meads (52 minutes) and Paddington (1 hour 39 minutes) and both Exeter and Bristol airports are about an hour's drive away. There is also an excellent range of schooling available from both the state and independent sectors. This includes Blundells in Tiverton, Taunton School, King's and Queen's Colleges in Taunton and King's Hall Preparatory, which are all within a 20 mile radius.





Old Rectory

Positioned centrally in a private, south-facing setting with lovely views towards Exmoor, Old Rectory is a truly fascinating property, whose story began in the mid-16th century as a Tudor-era hall house. The house was extensively altered and enlarged in the early to mid-19th century with its attendant outbuildings remodelled as well. It has nicely proportioned rooms, good head height and tall, wide windows that make the most of the southerly views. Each stage of its journey through time is reflected in alterations to the house's architecture and fittings, all of which are still present. This can be seen in the Georgian fittings in the drawing room, the Art Deco fittings in the dining room and the Arts & Crafts fireplace in the morning room. The current owners have undertaken a wholesale and sympathetic refurbishment, governed by their love for preserving period detail. Many wonderful details were uncovered during the refurbishment including the vaulted ceiling of the Tudor hall and a set of double doors between the dining and morning rooms. Original features are everywhere and include an elegant main staircase, coving, ceiling roses, fireplaces, parquet flooring and picture rails. Unsurprisingly the house is Grade II listed.

In summary Old Rectory has a homely feel combined with a feeling of light and space. The way that the house is used has changed over time with the rear of the house now mainly used to gain entry as it is closest to the property's parking. The original front faced south and therefore the reception hall, all three reception rooms and the kitchen are laid out in a linear fashion and face south too. The house can be divided to create a generously sized, self-contained annexe with two bedrooms (the galley kitchen has been created for this purpose). Should this be desired the necessary lockable doorways are already in place. In addition, at the rear of the house is a cosy, self-contained guest annexe.





Outbuildings & garden

Old Rectory is approached off the village lane via timber gates to an extensive, gently sloping tarmac parking area, with a path leading down to an L-shaped veranda at the rear of the house. Alongside the veranda are a paved terrace and a lawn fringed with rose borders and a working well at its centre. On the other side of the parking area are two coach houses, a gig house and a stable encompassing two loose boxes, two stalls and an integral tack room. On one side is a garden store leading through to a lean-to greenhouse and walled kitchen garden. Between the kitchen garden and the house is a cobbled yard. Most of the garden extends out from the south side of the house, where there is a paved terrace leading onto a level lawn planted with a magnificent holm oak. To one side of the lawn are a well, pond, summerhouse and a shaded seating area beneath the boughs of a mature Norwegian maple. Beyond the lawn is a mixed orchard and a holy well beside what is thought to be a full-immersion baptism pool. The garden is very private and is bounded by high stone walls and mature trees.





Property Information

Services: Mains water, electricity & drainage. Private water (well). Oil-fired central heating.

Tenure: Freehold

Local authority and Council Tax band: Somerset West & Taunton Council (www.somersetwestandtaunton.gov.uk). Tax Band G.

EPC: Rated F

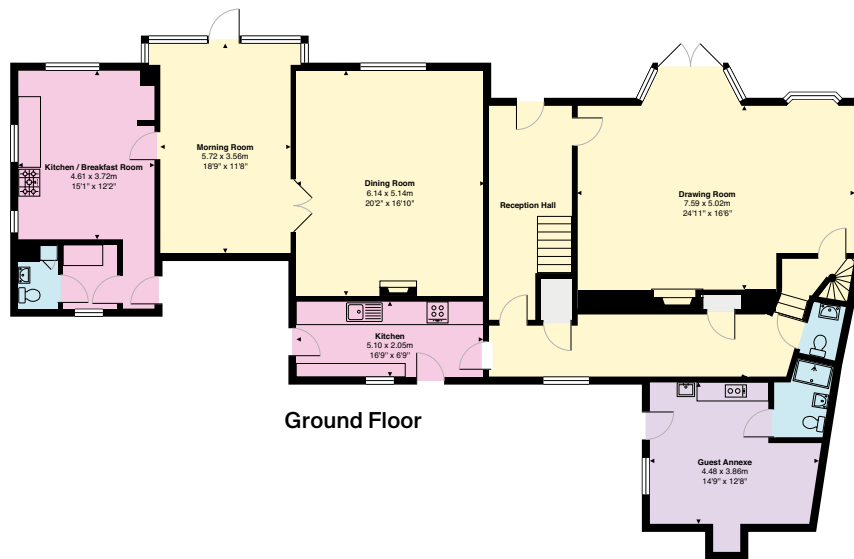
Guide Price: £1,200,000

Directions (TA24 8RE)

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From Taunton head west on the A358 towards Minehead. Follow the A358 for 4.5 miles and then turn left onto the B3224, signed to Lydeard St. Lawrence. After 9.1 miles by the Raleghs Cross Inn continue onto the B3190. Then after just three quarters of a mile turn right back onto the B3224, signed to Wheddon Cross. Continue for 3.8 miles to a staggered crossroads and then turn right, signed to Timberscombe. In Timberscombe turn right onto the A396 and then after a third of a mile turn left, signed to Wootton Courtenay (old-fashioned signpost). Continue for 1.5 miles to the village and the entrance to the property will be found on the left, just before the village store on the right.

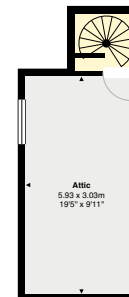




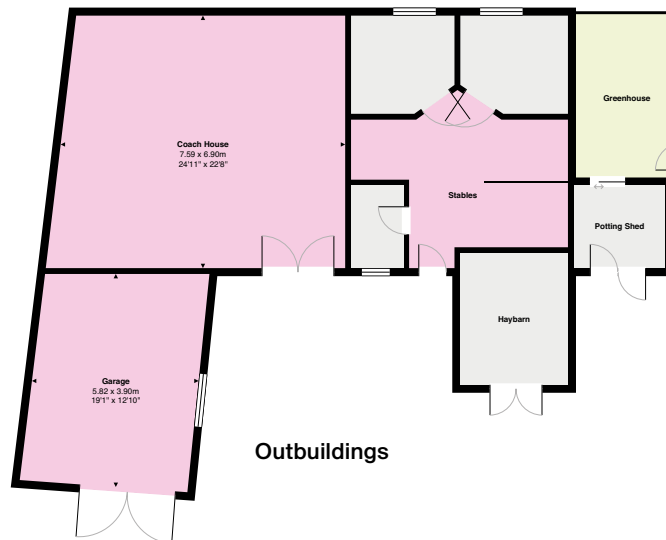
Ground Floor



First Floor



Second Floor



Outbuildings

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area:
4205 sq ft / 390.6 sq m
(excluding coach house, stables, garage, haybarn, potting shed)

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.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2022. Photographs dated August 2022.

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