



## The Old Rectory, Limington, Somerset

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An impressive and elegant period house set in beautiful grounds on the edge of a small village.

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## Summary of accommodation

**Ground Floor** - Entrance hall | Cloakroom | Drawing room | Sitting room  
Dining room | Orangery | Kitchen/breakfast room | Laundry room | Cellars

**First Floor** - Principal bedroom with en suite shower room  
Four further bedrooms | Two bathrooms

**Second Floor** - Attic bedroom

**Garden and grounds** - Parking | Two single garages | Loggia | Greenhouse  
Garden store | Gardens

In all approximately 0.82 acre

## Distances

Ilchester/A303 1.4 miles, Yeovil town centre 6 miles, Yeovil Junction station 8 miles (Waterloo 2 hours 19 minutes), Sherborne 8.9 miles, Castle Cary station 12.4 miles (Paddington 90 minutes), Taunton 26 miles, Bristol Airport 35.3 miles, Exeter Airport 42.7 miles.

(Distances and time approximate).



6



3



4



0.82 acre







## Location

The Old Rectory is situated on the edge of the small village of Limington, which has a parish church and pub and is also conveniently close to the large village of Ilchester, which can meet most immediate needs with several shops including a post office, two hotels, two public houses, GP and dental surgeries and a garage. For wider requirements the regional centre of Yeovil is easily accessible offering a wide range of shopping, recreational and business facilities including large Morrisons and Tesco supermarkets. The property also has good, nearby transport links. There are regular, direct rail services from Yeovil Junction station to Waterloo taking about two hours and from Castle Cary station to Paddington in about 90 minutes on the fast train. The A303 is easily accessible and Bristol and Exeter Airports are both within about one hour's drive. There is also a wide choice of schools in the area, from both the state and independent sectors, with Hazelgrove, the Sherborne schools, Leweston, Perrott Hill and Millfield all within a 10 mile radius.



## The Old Rectory

Originating in the 15th century and lived in by Cardinal Wolsey when he was the local parish priest, The Old Rectory was subsequently enlarged and altered around 1830 to become the elegant and impressive, Grade II listed property that it is today. The house is built of dressed Ham stone under a Welsh slate roof and is a typical large country house of the late Georgian/early Victorian period. It has an east-west orientation, so that alternate sides of the house catch the morning and afternoon sun and has good-sized rooms with high ceilings and tall sash windows that create an overall feeling of light and space. The house has also retained many of its original architectural features including elegant fire surrounds, window seats, flag stone floors and a fine elm, oak and mahogany staircase and working shutters on all the main windows. It has been the home of the current owners for the past 19 years and during their time has been comprehensively updated and improved and is now beautifully presented throughout.

The house has a delightful entrance hall dominated by the beautiful main staircase at the far end and three principal reception rooms. The drawing room, which was originally two rooms, faces west and has two fireplaces and two lovely bay windows overlooking the front garden. Opposite are the sitting room and the dining room, which leads on through to an orangery overlooking the rear garden. Beyond the dining room is the kitchen/breakfast room, which has a flag stone floor and is fitted with bespoke, painted timber units under stone work surfaces and an electric cooking range. Below the ground floor is a range of cellars, with one equipped as a workshop.

On the first floor are the principal bedroom with an en suite shower room, four further bedrooms (one of which is currently used as a study), two bathrooms and a small office. On the second floor there is a further occasional bedroom.









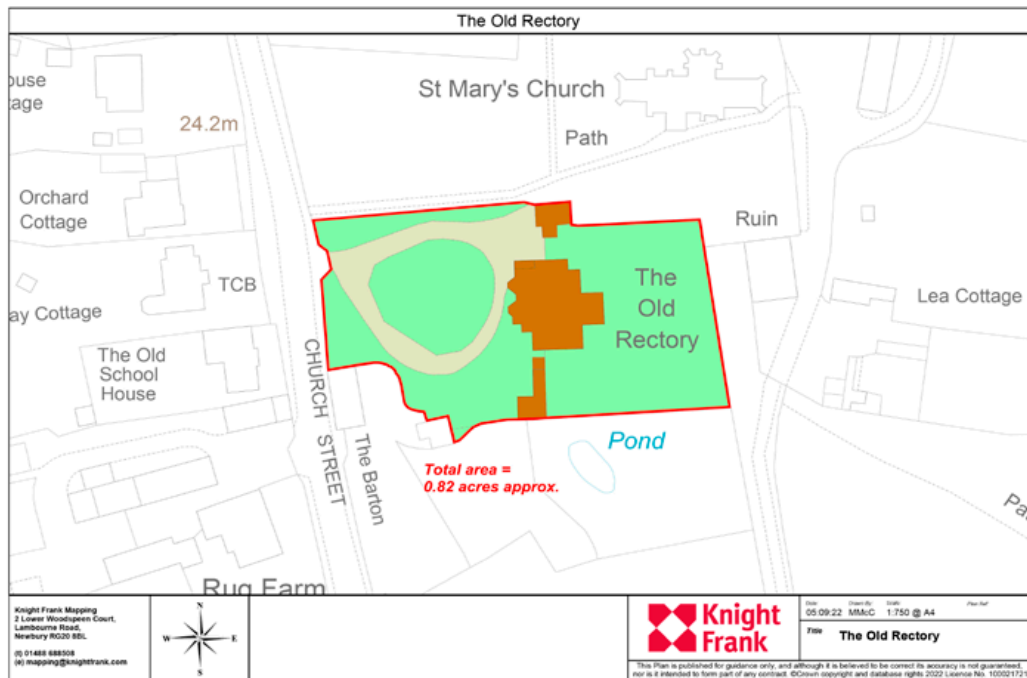


## Garden and grounds

The house has a lovely position that is both peaceful and private and is set in grounds of about 0.82 acre (0.33 hectare). It is approached off a peaceful village lane via a circular gravel drive, which passes through a timber gate set between dressed stone gate piers and sweeping boundary walls. The drive circles around a broad lawn with a magnificent and rare Lucombe oak at its centre, a semi-deciduous oak bred by the 18th century horticulturalist and nurseryman, William Lucombe. Beyond the drive are mature copper beech and ash trees with lushly stocked borders and two single garages. At the rear of the house there is a beautiful, part-walled garden overlooking open countryside. The rear garden has a good-sized lawn fringed by richly planted borders and also decorated with a geometric arrangement of further borders. There is a loggia on one side of the garden overlooking a broad terrace with a water feature at its centre. The terrace butts up to the house with direct access to the kitchen and provides an ideal and generous space for outside dining and entertaining. Opposite the house is a beautiful Victorian-style greenhouse and to one side a small garden store.







## Property Information

**Price Guide:** £1,650,000

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage. Oil-fired central heating. Bottled gas.

**Local Authority & Council Tax Band:** South Somerset District Council. (www.southsomerset.gov.uk). Tax Band F.

## Directions (Postcode BA22 8EQ)

Travelling south on the A303, turn off on to the A37 signed to Ilchester and Yeovil. Proceed on to the A37 for about a quarter of a mile to a roundabout and turn left towards Ilchester. After 250 yards turn right onto Limington Road just after a small car park and proceed for just over half a mile to Limington. The property is on the left immediately after the church.

**Approximate Gross Internal Floor Area**

Main house: 422.7 sq m / 4,550 sq ft

(Excluding Void)

Cellars: 94.6 sq m / 1,018 sq ft

Total: 517.3 sq m / 5,568 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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