

Kingsbury House, Kingsbury Episcopi, Somerset



A beautifully presented former Edwardian vicarage in a lovely setting beside the River Parrett.

Summary of accommodation

Ground Floor - Entrance lobby | Reception hall | Drawing room | Sitting room
Study | Dining room | Kitchen/breakfast room | Cloakroom | Flower room | Pantry
Wine store | Rear hall | Laundry room

First Floor - Principal bedroom with en suite and dressing room
Guest bedroom with dressing area and en suite
Four further bedrooms | Family shower room | Family bathroom

Garden and grounds - Attached single garage | Coach house with stables
incorporating single garage, tool/machinery store and games room | Coal store
Wood store | Dog run | Garden | Kitchen garden | Two orchards | Paddock
River frontage with jetty

In all approximately 3.34 acres

Distances

Martock 2.7 miles, A303 4.4 miles, Yeovil 9 miles, Yeovil Junction Station 11.5 miles (Waterloo 2 hours 13 minutes), M5 (J25) 14.5 miles, Castle Cary 18.4 miles (Paddington 1 hour 38 minutes), Bristol Airport 37.7 miles, Exeter Airport 38.8 miles. (Distances and time approximate).



5



4



4



3.34 acres



EPC
E





Location

Kingsbury House occupies a lovely, peaceful and enviable position at the end of a no-through lane on the edge of the small village of Kingsbury Episcopi, which is surrounded by beautiful countryside on the edge of the Somerset Levels. The village has excellent local facilities including a church, hall, primary school, community centre, village shop & Post Office and a well-regarded pub, the Wyndham Arms. The nearby, small town of Martock has a range of shops and businesses including a convenience store, doctors', dental and veterinary surgeries and a pharmacy. The larger centres of Yeovil and Castle Cary are both within reasonable driving distance. There are direct rail services from Yeovil Junction to Waterloo taking 2 hours 13 minutes and from Castle Cary to Paddington in 1 hour 38 minutes and Bristol and Exeter airports are also both about an hour's drive. The local area is also blessed with a wide choice of popular schools from both the state and independent sectors. Perrott Hill, Millfield, Hazelgrove, the Sherborne and Taunton schools and Leweston are all within 15 to 20 minutes.

Kingsbury House

Built in 1905, Kingsbury House is an impressive, three storey family house, built of mellow red brick with a clay tiled roof. Positioned at the end of a no-through lane, it is in an enviable position fronting onto the River Parrett in a peaceful, rural setting with views out over unspoilt countryside and towards the 14th century parish church. The house served as the vicarage for the village, replacing an earlier one on the site, before being sold by the Church Commissioners in 1991. Since that time the house has undergone extensive renovation and upgrading by its two successive owners and today is beautifully presented both inside and out. The internal layout of the house is typical of a house of this type and period and has retained many of its Edwardian architectural features, including fireplaces, coving and an impressive broad staircase, which rises all the way up to the second floor. Recent improvements include the parquet flooring and bookcases in the drawing room.

On the ground floor there is an L-shaped reception hall and four well-proportioned reception rooms, all of which look out over the garden to the surrounding view or the church. The current owners re-modelled the dining room and kitchen, which is fitted with hand-made timber units, granite work surfaces, a range of electrical appliances and an electric AGA. The re-modelling included adding a large dining/breakfast area at one end of the kitchen, which is light and airy with an atrium roof over the kitchen and tall windows on three sides including a pair of French doors opening onto the terrace.

On the first floor is a part-galleried landing, well-lit by a tall cupola window with a view of the church and off which are the master and guest bedrooms, which both have en suites, a further double bedroom, shower room and adjacent dressing room. On the second floor are three further double bedrooms and the family bathroom.

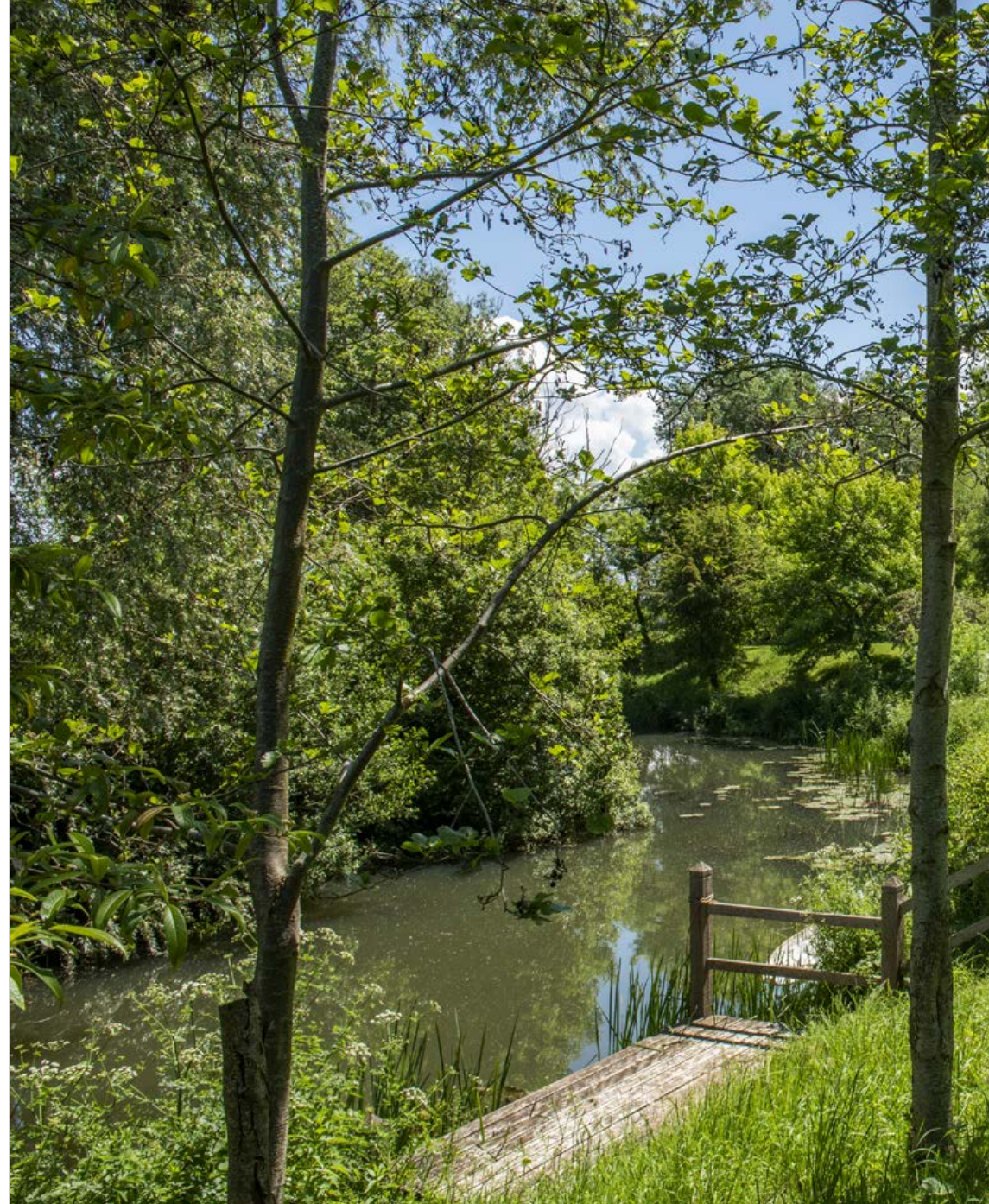


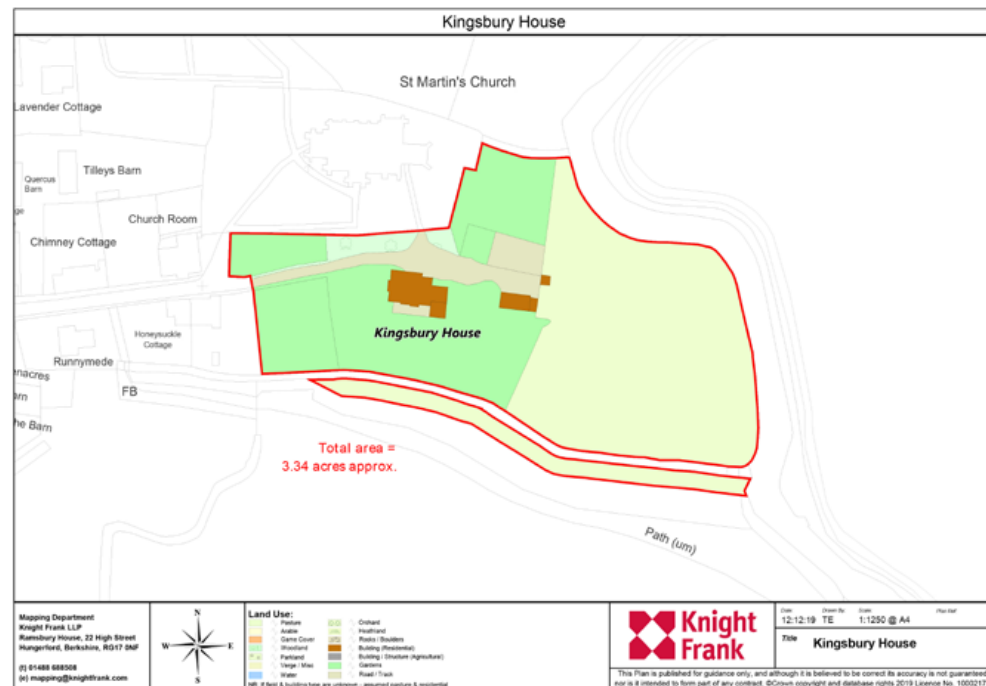




Coach house, garden and grounds

The house is approached via a gravelled drive with a parking area in front of the house, which continues to an integral single garage and the coach house, which has ample storage and further single garage on the ground floor and a games room above. Scope exists to re-use the coach house for stabling if required or to convert it to provide secondary accommodation, subject to obtaining the necessary consent. The garden and grounds, which total about 3.34 acres, surround the house and were designed by the Landscape Architect Mark Lutyens to complement the house, whilst being labour saving at the same time. The grounds already boasted mature yew hedging and many beautiful specimen trees including some magnificent horse chestnuts, as well as an orchard. These have been enhanced to create specific areas; the orchard spanning both sides of the drive, the formal garden flanking the south-facing side of the house, the woodland area, the kitchen garden with a secondary orchard and the paddock, which has a park-like design created by intermittent plantings of specimen trees and is bounded on two sides by the River Parrett, which can be accessed from a timber jetty.





Property Information

Tenure: Freehold.

Services: Mains water, electricity & drainage. Oil-fired central heating.

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

Directions (Postcode TA12 6AU)

what3words:///masks.quietest.pocket)

Take the Ash/Martock turn-off from the A303 and at the T-junction at the end of the slip road turn left to Ash. Continue for 4.2 miles through Ash, Stapleton and Coat. After 4.2 miles, having gone over a small bridge, turn right to Kingsbury Episcopi. After 0.25 mile turn right onto Dudmoor and after a further 300 yards turn right opposite the Wyndham Arms pub onto Folly Road. Almost immediately turn right onto Church Street. The driveway entrance to the property will be found at the end of the lane.

Approximate Gross Internal Floor Area

Main House: 476 sq.m / 5,118 sq.ft

Garage & Boiler Room: 28 sq.m / 303 sq.ft

Coach House: 100 sq.m / 1,081 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.



Knight Frank Sherborne

15 Cheap Street

Sherborne

DT9 3PU

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Luke Pender-Cudlip

01935 810062

luke.pender-cudlip@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2022. Photographs and videos dated June 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.