



**FOR SALE**

East Stoke Lodge, TA14 6UF

£775,000



**ORCHARDS**  
ESTATES

Picturesque 17th Century Hamstone Home set on just under half an acre of private grounds and benefits from a mature setting as the home adjoins the parklands of East Stoke Manor for which this was the former Lodge.

The current owner has been in residence over 60 years.

Offered with No Onward Chain.

This stunning residence offers generous accommodation over two floors and comes with a wealth of character features as well as well thought out upgrades, keeping within the confines of being an historic, Grade II Listed home of local importance.

We are available, at your convenience to arrange a viewing and will accompany you on your visit, where we can answer any relevant questions in relation to the property during your visit.



£775,000



## LOCATION

Situated between the historic Hamstone villages of Montacute and Stoke sub Hamdon (Stoke under Ham) with views to both St. Michaels Mount and the Ham Hill Monument, this home benefits from all that both villages offer. Stoke sub Hamdon continues to be a vibrant village with a variety of local amenities including coffee shops, a community run mini supermarket, several hairdressers, doctors surgery with chemist, veterinary surgery as well as several pet groomers. The village maintains a strong social involvement with many events and community driven activities with venues such as the village hall, several public houses and the working mens social club. Montacute itself offers a village school and secondary school within close proximity, local store, petrol station, two public houses and let's not forget a stone's throw from the stunning Elizabethan Montacute House belonging to the National Trust (as well as one of the primary settings for Wolf Hall). There is a regular daily bus service connecting South Petherton to Yeovil which passes through both villages with several stops several times a day.

### Approach

A low level hamstone wall provides kerb frontage with pedestrian gated access to the unused front door or vehicle access to the parking area and gated pedestrian access to the rear of the property, following a path where you can enter through the rear hallway.

### The Setting

Just off the East Stoke Road, where it becomes Montacute Road, this stunning residence was built as the gatehouse to the Manor House in the 17th Century. The current owners took residence

approx 63 years ago and have raised family, extended family and entertained friends, this is a home that has a welcoming feeling as soon as you enter the door. The front is to the road which does not impact greatly or detract from the setting which is then surrounded on 3 sides by mature trees from the Manor House parklands making this a stunning setting.

### Rear Hallway

Forming the main entrance with lead lined glazed windows and door looking out to the garden, set over a tiled floor with exposed hamstone from the original building.

### Kitchen/Dining/Pantry

More recently updated, the kitchen is slightly elevated and offers wonderful views to the garden from dual aspect windows which are single glazed exterior stone mullions with interior fitted double glazed, oak framed windows (all in keeping with the Grade II Listing). This is a light space which forms part of an extension from the 1970s and has the original rear hamstone wall creating a nice warm feature internally. A set of double ovens at eye level and wide range of storage as well as a walk-in pantry make this a great space with room for a 6 seater table, ideal for the kids, grandchildren or friends. Additional storage is along a corridor to the rear which provides access to a 3rd entry with additional cupboards and storage. Also, tucked away here is a separate shower room for when the house does get a bit busier.

### Dining Room

Set in the heart of this fine residence, this room is a real showcase for the authenticity of this home. From the inglenook fireplace, front aspect stone mullioned windows and extra wide front door (all windows and doors have secondary fitted Oak double glazed interiors). You are then attracted (or should that be, distracted) by the timber beams, timber flooring and evident workmanship in the



cabinetry as well as the warm honey glow of the exposed areas of local Hamstone internal wall.

### Sun Room

A more recent addition, this lovely room offers views to the countryside at the front and to the side are a set of windows and doors looking onto and providing access to the West Terrace and side garden. A lovely space to spend your days soaked in natural light.

### Living Room

This space, more often than not, an evening room, offers yet again, substantial living space and forms part of the original house. With front aspect stone mullion windows and window seat with fitted, internal Oak double glazed secondary glazing, a feature beam and wood burning stove this is a very comfortable room.

### Upstairs

On offer on the upper floor are 4 bedrooms and the bathroom. Principal Bedroom is as one would expect in this period of house a very spacious room with dual aspect stone mullioned windows and part exposed beams. Rear Bedrooms: Two double bedrooms are set to the rear of the property and come with rear aspect windows and wash hand basins, ideal for guests or visiting family. Bedroom 4/Home Office: Originally a 4th bedroom, this space is currently configured as a home office. Bathroom: With large bath, separate shower, wash hand basin, WC and storage this room also benefits from front and rear aspect windows providing natural light.

### Garden

This is a rather special setting, not your standard level lawn, but instead an undulating space designed to welcome nature whilst providing private spaces throughout. Ideal for a keen gardener or those looking to downsize to something more manageable, this space offers a wide variance of usage and adaptability. The garden backs onto the parklands of the Manor House and is a picture postcard setting.

### Driveway and Parking

Access off the road is through a wide open gateway set behind a low level hamstone wall. With asphalt area, loose gravel and a little walk through front rose garden. Also there is a large workshop/garage.

### Material Information

- Offered with No Onward Chain
- 17th Century Freehold with extensions in the 1970s
- Formerly the Lodge House for the Manor House
- Grade II Listed Property situated within the Conservation Zone of East Stoke between Ham Hill and Montacute
- Mains Drainage, Water and Electric
- The property does not have central heating
- Council Tax Band: E
- EPC Rating Exempt
- Flood Zone 1: Low Risk
- OFCOM: Broadband: Currently up to 86Mbps
- OFCOM: Mobile Network: O2 and Vodafone most likely to work

### Official Listing Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1241608>

ST4817 STOKE SUB HAMDON CP EAST STOKE

(North side) 7/278 East Stoke Lodge 19.4.61 GV II Detached house. C17.

Ham stone cut and squared, ashlar dressings; double Roman clay tiles, replacing thatch as listed (January 1950), between high stepped coped gables; yellow brick chimney stacks.

Two storeys, 4 bays. Hollow-chamfered mullioned windows in chamfered recesses, 2-light above and 3-light below, the latter with labels, all with rectangular-leaded panes and with some iron-framed opening lights; between lower bays 2/3, both blank below, a doorway with similar mouldings, possibly a converted window, with C20 part-glazed door: lean-to extension against west gable, with C20 mullioned window.

Main entrance in east gable, the doorway apparently C20; further extension to rear. Interior not seen.

Listing NGR: ST4867217415

### Directions

Situated almost exactly half way between Montacute and Stoke sub Hamdon, this property is easily identifiable and sits at the grand entrance to East Stoke Manor.

- <https://w3w.co/paces.homeward.hints>
- <https://maps.app.goo.gl/6GACXMGLXr7e1vxN7>



**Approximate total area<sup>(1)</sup>**

179.08 m<sup>2</sup>  
 1927.61 ft<sup>2</sup>

**Reduced headroom**

0.21 m<sup>2</sup>  
 2.29 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**

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 ESTATES

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