

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



THE OLD VICARAGE, MOOR ROAD, MOORLINCH, SOMERSET, TA7 9BU



**THE OLD VICARAGE,
MOOR ROAD, MOORLINCH, SOMERSET, TA7 9BU**

Street 6 miles, Glastonbury 7 miles, Langport 9 miles, Wells 13 miles, Bridgwater 8 miles, Taunton 20 miles and Bristol 40 miles.

An idyllic Georgian Vicarage in beautifully landscaped mature grounds with stunning views and a wonderful tranquil setting on the edge of a small rural village just west of Street and Glastonbury.

The house has enormous charm and character and includes a hall, 3 reception rooms, study, vicar's sanctum, kitchen, utility, pantry, cellars, 6 bedrooms, dressing room (or 7th bedroom) and 4 bathrooms. About 4,600 sq.ft. Part of the house is useable as self-contained unit and there are adjacent buildings if further accommodation is needed.

In addition, there is a very substantial coach house partially converted for residential use. Towards 1,500 sq.ft.

The mature grounds include courtyards and lawned gardens, mainly bounded by high stone walls with pantiled cappings. In addition, there is a kitchen garden, and two orchard paddocks. In all about 2.34 acres.

Price Guide £2,500,000

Location

Moorlinch is an idyllic small English village on the gentle southern slopes of the Polden Hills. The village is a collection of farms, houses, cottages, church and a pub and has a friendly, socially active community. It stands in beautiful and unspoilt countryside, well away from busy roads but with good access to the major centres.

The Old Vicarage stands on a hillside on the western side of the village enjoying some of the best views in the County. The outlook is across rolling countryside to the south and north and to the 12th century Church and meadows to the north.

Nearby are access points to a vast network of public footpaths and byways giving access to the wonderful bordering countryside. There are none on the property.

Other points

Freehold. Grade II listed. Mains water, electricity and drainage connected. Oil central heating.

The Council Tax Band is G. The house is listed and accordingly an EPC has not been prepared.

There are no public footpaths across the property.





Description

The property is approached from the village lane which leads to a large outer courtyard flanked by the coach house and the garden walls. It provides a large parking area. A very pretty gate opens to pathway into the walled garden.

The house is a classic Georgian building with a south facing symmetrical elevation with 2 storeys

and attic gable windows set in a triple-Roman tiled roof. Particularly attractive are the arched gables, the semi-circular central first floor window, and the neat portico protecting the main entrance.

The house was extensively restored and improved in 1980 and the current owners have continued the good work in sympathetically maintaining and updating the property. It is an exceptionally handsome building and is enhanced by its flamboyant wisteria.

Internally the house is generous, comfortable and very liveable with elegant reception rooms, a farmhouse style kitchen and plenty of bedrooms. Period details are retained including flagstones, sash windows, shutters, panelled doors, cornices and fireplaces, and these are complemented by oil central heating.

Accommodation

The front door leads into the hall which has flagstones, a dado rail, the gently rising original swan necked staircase and a back staircase to the cellars. To the right and left of the hall are the drawing room and the dining room which are both very light having full height windows which flood the rooms with sunshine and enjoy wonderful views.

The drawing room has a fireplace with a timber surround with marble slips and which is flanked by recessed arched alcoves. Other details include egg and dart cornicing and a dado rail. The dining room has oak flooring, a marble fireplace and double doors opening into the sitting room. The two rooms together being ideal for parties and large gatherings.

Approached from the main hall is a side hall with a bathroom and a study with bookshelves. A door opens from the study into the vicar's sanctum with original Georgian bookshelves and a fireplace (decommissioned). Originally this room probably had an external access for parishioners' access. The room is now used as a second study.

A door from the sitting room leads to a back hall and the kitchen. This has a 4-oven blue aga (oil fired) a large dresser, a central island with a gas hob and a range of fitted units with granite worktop and a double ceramic sink. A door leads to a large cold pantry with flagstones and slate and timber shelves. Another door leads to a utility/boot room with flagstones, fitted units, a double Belfast sink and plumbing for a washing machine and tumble dryer.

The kitchen opens to the inner courtyard which is a fabulous sun trap and has gated access to the gardens.

Cellars. A staircase leads from the rear of the hall to the cellars which have wine bins and storage area.





Upper floors

The staircase, with a swan neck handrail and balustrades leads to a galleried landing. At the front of the house are 3 bedrooms. The main bedroom is very light with windows east and south (one being full height). It has a hand basin and an en suite dressing room. This is equally suited as the second bedroom having another door to the landing.

The third front bedroom also has a full height window. Off the rear hall is the fourth bedroom and a fifth bedroom which has an en suite shower room.

A staircase leads to the second floor which has flexible accommodation. This includes 2 bedrooms, a shower room and a kitchenette. In the past it has provided a self-contained apartment.

Also on this floor are 2 attic storage areas.



Outside

The house stands within its grounds of over 2 acres and enjoys great privacy. The gardens are a delight being mainly lawned with flower and herbaceous beds, a river stone rockery and numerous mature trees including magnolia, a mulberry, a second weeping mulberry, quince, fig, medlar, a magnificent Scots pine, a bean tree and holly tree. Tucked away are secluded terraces, one with a stone BBQ and pergola and another with a wood fired Pizza oven.

Close to the house is a rabbit-proofed small kitchen garden and green house with an adjacent brick and cobbled paths and storage room.

Beyond the gardens is an orchard paddock which lies below the Church which can be approached by a pathway from the outer parking courtyard as well as from the kitchen courtyard. On the other side of the path is a second smaller orchard paddock.

Adjacent to the east side of the house is a large stone building which houses the combi oil boiler and the two fuel tanks (each 1,500 litres). This building has scope for further accommodation if required and subject to all consents.

There are other small stores approached from the garden.



About the area

Moorlinch lies in the heart of the beautiful Somerset countryside well away from any busy roads or unsightly commercial development. The village has an active community and a very popular pub. Within easy driving distance are various small towns and larger villages that provide range of shopping, cultural and sporting activities. These include Glastonbury, Street, Wells, Wedmore and Bridgwater with Taunton and Bristol also within commuting distance. There are good communications with the M5 and A303, Bristol and Exeter airports and direct rail services to London at Taunton and Castle Cary. The area has excellent state and independent schools including various primary schools, Hugh Sexey's and Kings of Wessex, Sidcot, Wells Cathedral, Millfield and the Taunton and Bristol schools.

DIRECTIONS Follow the sat nav to the centre of the village. Coming up the hill from the pub – about 250 yards, take the driveway at 90 degrees to Moor Road, by the Church notice board on the left which leads through the gates to the Old Vicarage.



Historical background

The Old Vicarage stands on land held by Glastonbury Abbey before the Norman conquest. Probably in the late 12th century the monks established a cell at Moorlinch, possibly on the site of the present vicarage. A formal vicarage was in existence by the 14th century and a Glebe terrier (inventory) of 1571 mentions a mansion house and gardens. Another of 1638 states the vicarage had existed as long as 'the memory of man'. Historical background The Old Vicarage stands on land held by Glastonbury Abbey before the Norman conquest. Probably in the late 12th century the monks established a cell at Moorlinch, possibly on the site of the present vicarage. A formal vicarage was in existence by the 14th century and a Glebe terrier (inventory) of 1571 mentions a mansion house and gardens. Another of 1638 states the vicarage had existed as long as 'the memory of man'.

The monks of Glastonbury Abbey personally maintained seven churches, known as the Seven Sisters including Sutton, Eddington, Greinton, Stawel, Catcott, Chilton and Moorlinch. Successive Abbots appointed the vicars until the dissolution by Henry VIII in 1538.

Towards the end of the Georgian period, around 1803, the house was extensively improved and for the next several centuries was chiefly, but not exclusively, occupied by clergymen until its sale by the Church in 1980. The previous owner (to the current Sellers) bought the house from the Diocese of Bath and Wells and carried out major restoration and improvement works.





The Coach House (also called Old Vicarage stables)

This is a large 2-storey 52 ft stone building under a tiled roof, and which stands adjacent to the entrance to the property. It's fronted by a part paved and part gravelled walled courtyard. Originally a coach house and stables it has been considerably improved and sensibly renovated to a high standard.

The building is ideal for many uses including home offices, gallery, games rooms, cinema, workshops, studios, granny annexe, holiday let, etc and of course reverting to equine purposes.

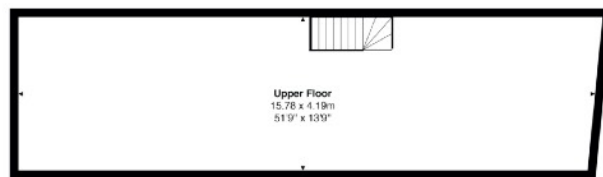
The owner obtained professional planning advice regarding this property and potential development for use with the main house or otherwise. The Council has approved use of the building on an ancillary basis to the main house and stated that only use as a separate dwelling would require planning consent.

Full details of the professional advice are available from the Agents. Considerable structural works have been done to the building as well as re-wiring, installation of underfloor heating, floor and wall insulation, provision for roof lights and other matters which can be seen on inspection.

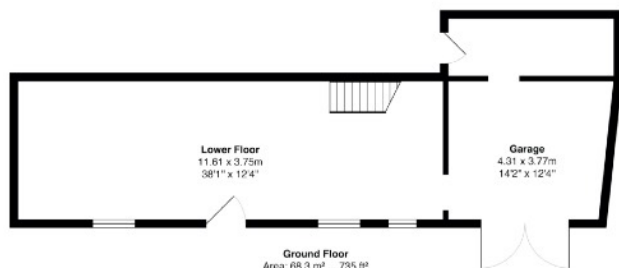


The Old Vicarage, Moorlinch

Approximate gross internal floor area of main building - 134.4 m² / 1,447 ft²

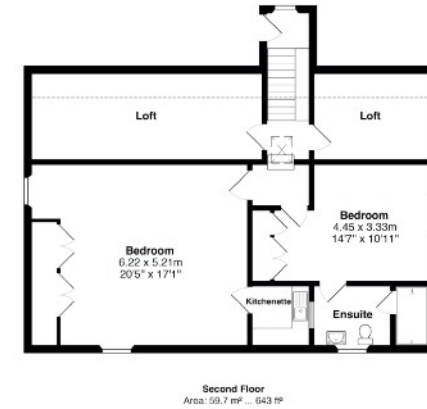
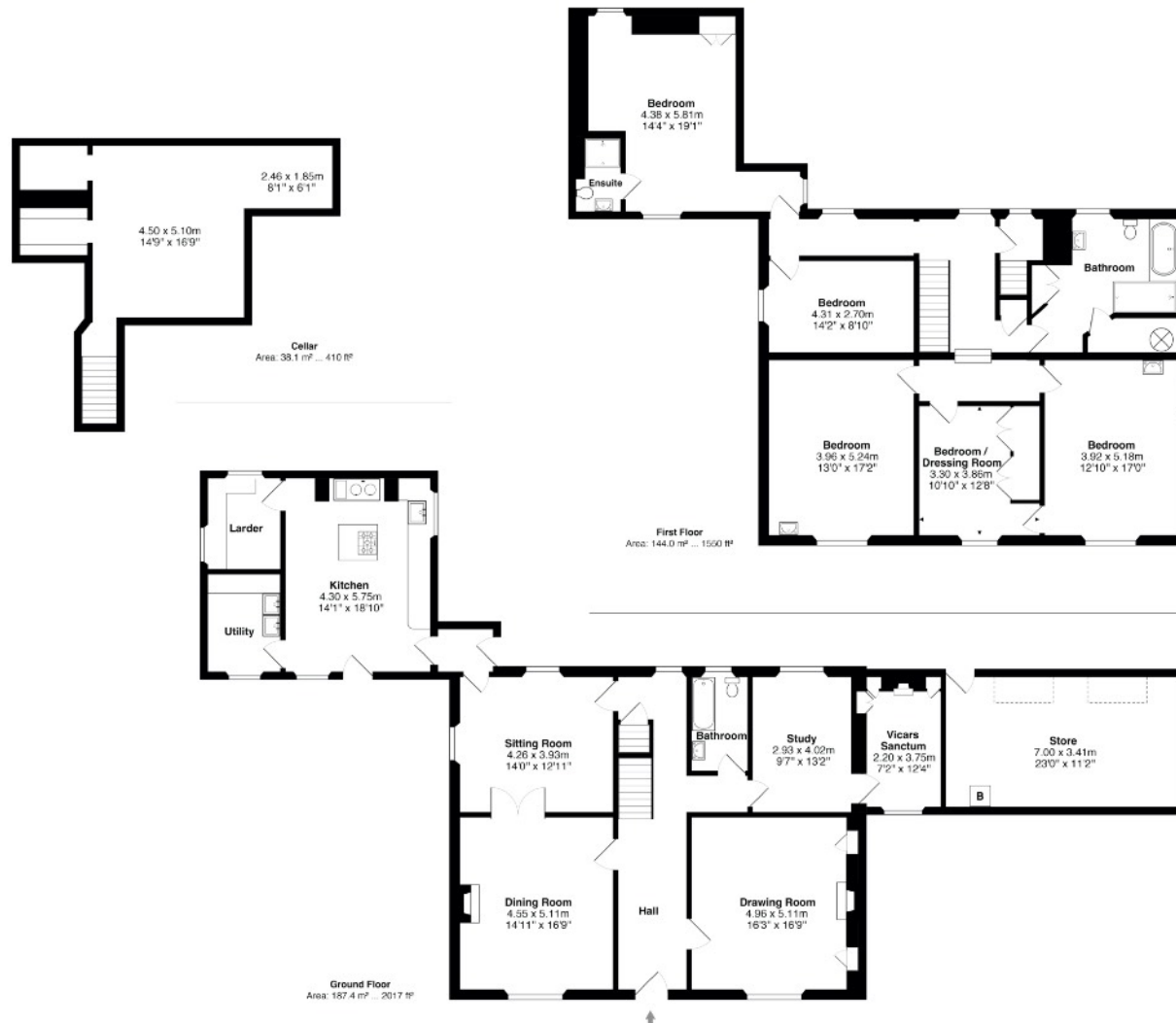


First Floor
Area: 66.1 m² ... 712 ft²



Ground Floor
Area: 68.3 m² ... 735 ft²





**The Old Vicarage,
Moorlinch**



Approximate gross internal floor area of main building - 429.2 m² / 4,626 ft²

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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