

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



TINTINHULL COURT, ST. MARGARETS ROAD, TINTINHULL, BA22 8PL







## TINTINHULL COURT, ST. MARGARETS ROAD, TINTINHULL, BA22 8PL

A magnificent Grade I listed village house with medieval origins, set within a pretty Somerset village with excellent communication links.

The property has exceptional accommodation spanning nearly 9,000sq. ft. including nine reception rooms, seven bedrooms, and seven bathrooms. Very few properties in the country enjoy such richness in history, charm and character.

The house is set in over 3 acres of mature gardens and grounds with extensive parking, garaging and total privacy.

### Accommodation

Tintinhull Court is an awe-inspiring property believed to date back to the 13th century in parts. The property was formerly built as a Parsonage for the church of St. Margaret and has subsequently been extended multiple times over the centuries to provide the impressive home we see today. Having functioned as a Parsonage until 1529, the property was owned for several generations by the Napper family who further remodelled the building in 1679, 1739 and 1777 a weather vane with TN and 1679 attests to the first of these. Standing well back behind a high stone wall with ornate wrought iron gates, the house commands a unique presence while maintaining good security and privacy. It is constructed of local Hamstone under a slate tiled roof, and has many period features indicative of its ranging history including stone mullions with leaded windows, a prominent turreted front gable, and dormers to the second floor.

Internally, the property offers a series of beautifully proportioned reception rooms, perfect for entertaining including summer and winter drawing rooms, a first floor court room, a 25' kitchen and adjoining 28' dining room; in addition to two further kitchens and an attractive green oak garden room that adorns the rear elevation. The home is rich in character, featuring flagstone, oak and elm flooring complemented by ornate 17th-century wall paneling and ornate cornicing. Further intricate details such as window seats, imposing fireplaces and original timber staircases add to its historical charm. The library, with a 14th-century carved ceiling, is particularly intriguing, incorporated within a hidden hall that includes a circular staircase.









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There are seven bedrooms and seven bathrooms within the property, although such is the properties size, there is scope to utilise various reception rooms for additional sleeping quarters or vice versa. This is a home which could appeal to a buyer looking for a historical private residence, or indeed one who intends to utilise the great splendour of the court for public events and gatherings. The idyllic position next to the church makes for an ideal wedding venue. Any alteration to the intended use of the property would of course be subject to obtaining any necessary consents.

Further details to the accommodation include extensive cellars for wine storage, and a self-contained rear wing with kitchen, bathroom, bedroom, reception room and attic which could make an ideal annexe for staff or family.

## Outside

The beautifully established gardens of Tintinhull Court are both attractive and fitting for a property of this stature. The main entrance is accessed via a stone-pillared gateway with electronically operated wrought iron gates leading to a circular gravel driveway, which surrounds a central flower bed. High Ham stone walls enclose the front garden, which is well-stocked with flower beds and borders. By the parking there is a large detached triple garage. Another feature of note is the incredibly well-established wisteria growing over the front elevation which produces the most spectacular bloom.

A stone pathway leads to the southern side of the property, where yew hedging surrounds a terraced lawned garden. The principal lawns are accompanied by a majestic copper beech tree and an all-weather tennis court. Behind the house, a flagstone terrace overlooks a symmetrical ornamental pond, bordered by flower and shrub beds. A beech hedge screens a small orchard and kitchen garden, which includes a greenhouse and an oak-framed double garage and log store. Also located discreetly within the grounds, there are solar panels which usually supply enough electricity to halve the electricity bill for the year.

In all, the gardens and grounds amount to over 3 acres including a one acre field opposite the rear entrance to the property which could be used to keep horses.









## **About the area**

*The village of Tintinhull, which lies close to the A303, is a thriving village which has an active community and benefits from a superb village hall with coffee shop, primary school, public house, church, outdoor swimming pool, tennis courts and National Trust gardens. Also National Trust, Montecute House lies just 2 miles away by footpath. Martock which is 3 miles away has a Doctors surgery, Dentists and Supermarket and South Petherton, 5 miles away has a community hospital and the Michelin guide 'Holm' restaurant. There are two mainline stations in Yeovil (5 miles away) serving London Waterloo ( 2 1/2 hrs), Exeter (1 hr) and Castle Cary station serving London Paddington ( 1 3/4 hrs) is also within easy reach.*

*Sherborne (10 miles), with its highly rated schools and famous Abbey also boasts a Waitrose as does Crewkerne (9 miles). Close by are other small towns including Street with its Shopping village, Glastonbury, Castle Cary, Somerton and the smallest City in England, Wells. 17 miles away Bruton boasts many high class facilities and the world famous Hauser and Wirth art gallery. Babbington House and The Newt are a little further and Bath and Bristol are within easy reach.*

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## **Directions**

From the A303 westbound, pass the Podimore roundabout and follow signs to Tintinhull. Upon entering the village, turn right onto St Margaret's Road to find Tintinhull Court on your right.

## **Services**

Mains water, gas, drainage and electricity.

Tenure: Freehold.

Energy Performance Rating: exempt.

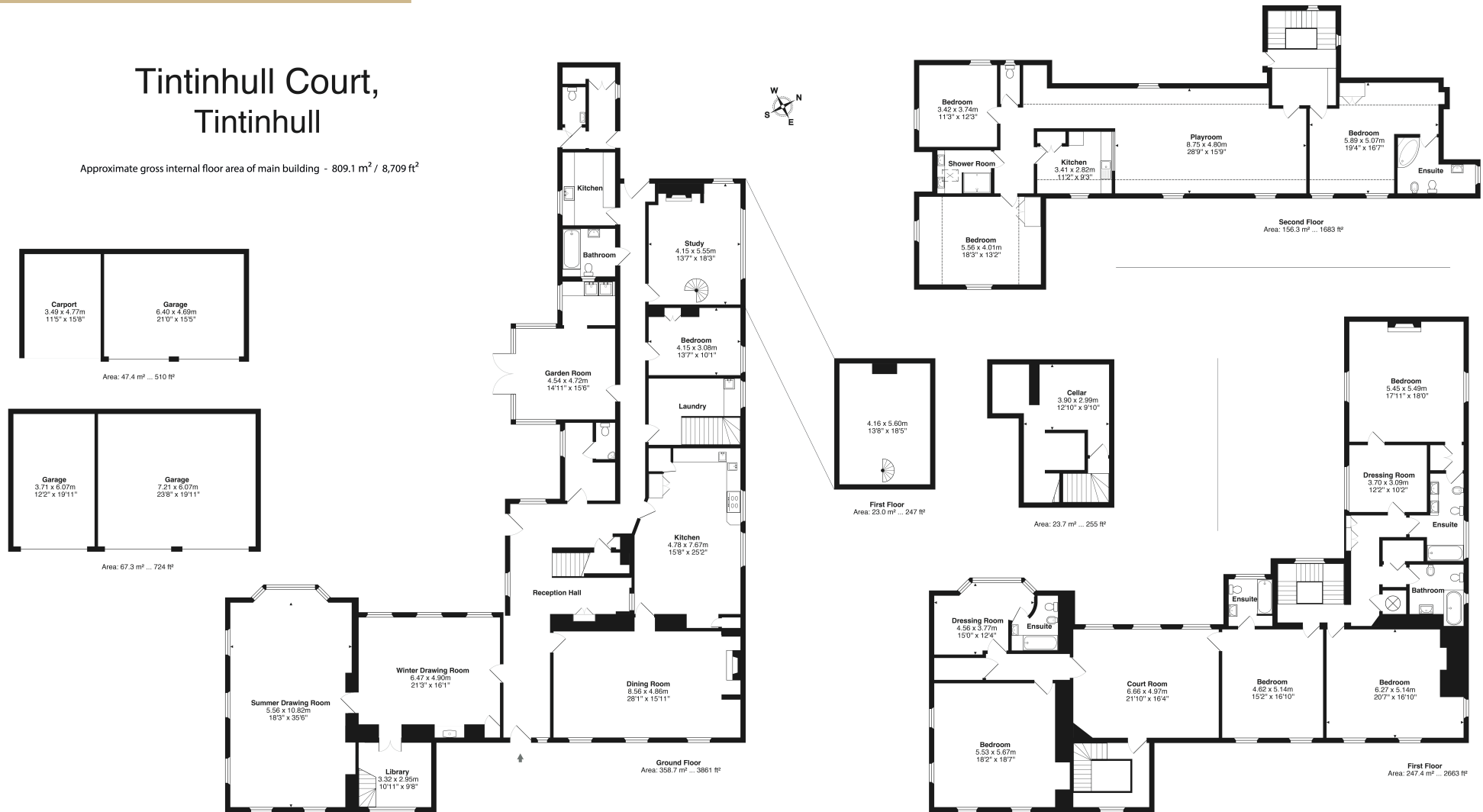
Council Tax Band: H.





# Tintinhull Court, Tintinhull

Approximate gross internal floor area of main building - 809.1 m<sup>2</sup> / 8,709 ft<sup>2</sup>



**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.