



Milton Manor, Upper Milton, Nr Wells, BA5 3AH

Guide Price £2,800,000 Freehold

COOPER
AND
TANNER



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 7  6  4 EPC Not Required

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DESCRIPTION

Milton Manor is a handsome Grade II* listed country house, occupying an elevated position affording spectacular, far reaching views over the rolling Somerset countryside. The current owners have sympathetically restored and updated the property throughout their ownership to create an elegant yet comfortable family home. Set in grounds of seven acres comprising formal gardens, fenced paddock, open fields and a collection of barns and stables.

With parts of the manor dating back to circa. 1550, the property was added to in the late 17th, 18th and 19th centuries and is now presented as a seven bedroom home over three floors with 5854 sq ft of living accommodation. The property has an abundance of period features including mullion windows, panelled walls, flagstone floors, beamed ceiling, wide floorboards and inglenook fireplaces.

Upon entering is the entrance hall with flagstone floor and built-in bookshelves. The sitting room is dual aspect with views over the formal front gardens and the central courtyard to the rear. This bright room with flagstone floors has doors to the north hall and the rear lobby along with a built-in cupboard and an inglenook fireplace with modern woodburning stove as the focal point. The kitchen, again with a dual aspect, is the hub of the home with space for both a large dining table and comfortable seating. A range of bespoke cabinets are finished in a lovely duck egg blue and topped with oak work surfaces. Within the kitchen is a 'Britannia' range cooker, inglenook fireplace, a window seat looking out to the front and a perfectly positioned double Belfast sink overlooking the central courtyard, garden and stunning view beyond. A door leads to a small lobby with space for a fridge/freezer and leading into the shelved pantry with flagstone floor, vaulted ceiling and small window. Adjacent to the kitchen is the utility room with a further range of kitchen units, two dishwashers, space for two washing machines and further white goods, a door to the central courtyard and a separate WC with wash hand basin. A door leads from the kitchen into the south hall which, in turn leads to both the dining room and family room. The dining room, with Georgian twelve pane sash windows, enjoys both south and west facing views over the gardens and features beams, picture rails, exposed floorboards, window seats and an open fireplace. Across the hall is the fully panelled study with Georgian sash window with seat beneath, original shutters and built-in cupboards.

From the north hall is the hobby room with beamed ceiling, side aspect and a range of kitchen cabinets and sink. Across the hall is the fully panelled family room, currently presented as a playroom, with built-in cupboards, curved built-in bookshelves, original shutters, fireplace and garden aspect.

A rear lobby, with honey-coloured slabs leads to the rear hall, gym and to an inner hall with space for coats and shoes, and featuring exposed beams, conservation roof light, store cupboard and a separate WC with wash basin. The gym, located in the north wing, features vaulted ceiling, exposed beams and a dual aspect with views over the central courtyard and stunning Somerset countryside.

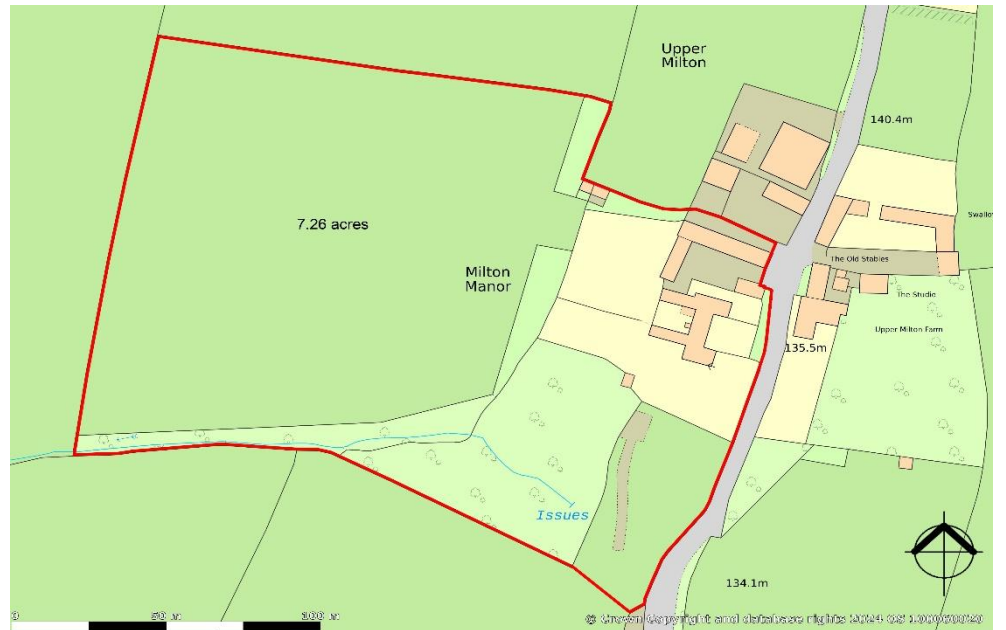
From both the north and south halls, impressive staircases, with wide timbers and fretwork balustrading, wend their way up to the first floor with three double bedrooms, two bathrooms and a large dressing room. From the north landing is a double bedroom with dual aspect over the formal gardens, exposed beams and corner fireplace. A bathroom comprises; walk-in shower, WC wash basin and built-in cupboard. A second double bedroom, again with exposed beams and front aspect benefits from a walk-in wardrobe. A door leads out to a corridor, linking to the two sides of the property and having four windows looking out over the central courtyard, gardens, paddocks and countryside beyond. Adjacent is a large dressing room with built-in wardrobes, painted beams, wide floorboards and window to the front with window seat beneath. On the south east corner is the principal bedroom, also accessed from the south landing, and featuring beamed ceiling, chimney breast and dual aspect views over the gardens with Brent Knoll in the distance. Across the landing is a bathroom with wide floorboards, bath, WC, walk-in shower, wash basin and exposed stone corner fireplace.

The north and south staircases continue up to the second floor to a further four double bedrooms and two bathrooms. From the north landing is a double bedroom with part vaulted ceiling, exposed beams and original oval window with front aspect. Across the landing is a shower room with shower cubicle, WC, wash basin, exposed beams and marvellous view. A second double bedroom has a vaulted ceiling, exposed beams, eaves storage, window to the front and a kitchenette with sink, cupboards and space for an undercounter fridge. A door









leads to an inner hall, which leads to the third bedroom. The third bedroom, which can also be accessed from the south landing, has a front aspect, vaulted ceiling with exposed beams and eaves storage. The fourth bedroom on this floor is 'L' shaped and features exposed beams and window with, once again, amazing westerly views. Across the south landing is a further bathroom with bath, wash basin, walk-in shower, WC and south facing view over the garden.

OUTSIDE

To the front of the property a wooden gate leads into the formal walled garden. The garden is mainly laid to lawn with verdant borders of mature trees and shrubs. A path leads to the front door which is flanked by triangular borders, with cottage style planting in shades of white and blue. To the right, a wrought iron gate leads through to the raised vegetable garden. To the left, a gate opens to steps which down to the south side of the house. Borders with low stone walls are planted with an array of shrubs and spring flowers. This opens to an area of undulating lawn with mature trees including Fir and ancient Yew. At the far end is a copse of newly planted trees. A stone outbuilding provides useful storage or could be converted into a playhouse, if desired. Further along the garden is a wooden chicken coup, useful for those looking for the 'good life'.

Central to the rear of the property is a large, paved courtyard with lighting and ample space for outside furniture; perfect for entertaining, as it benefits from the wonderful west facing view over the rolling Somerset countryside. Beyond the courtyard is a large expanse of lawn with a Ha Ha separating it from the paddocks below. A smaller paddock leads into a larger, fully fenced, field - ideal for horses or livestock. To one side is a stone built 'pigsty'.

On the north eastern side of the property a gate leads from the road to a large parking area, with space for eight to ten cars comfortably. A tandem garage/workshop offers further parking and benefits from light and power. To the side of the garage is the 'gardeners WC' with space for outdoor coats and wellies.

OUTBUILDINGS

An 'L' shaped complex of eight barns and stables sits on the north eastern side of the manor, adjacent to the parking area. Having been completely re-roofed in recent years the barns, which have light and power, currently provide plenty of storage space but could, subject to the necessary consents, be converted into additional accommodation or business premises, if required. A track runs along the rear of the barns with a five-bar gate opening to the gardens. One of the barns currently houses the oil-fired boiler supplying heating and hot water to the manor house.

LOCATION

Upper Milton is a hamlet, in an elevated position, just 1 1/2 miles from the historic city of Wells.

The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools. There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the Old Bristol Road, signposted to Priddy, continue for approx. 1 1/2 miles until the road levels out, Milton Manor can be found on the left hand side. For parking, continue past the house and a five bar gate leads to the parking area.

REF:WELJAT15052024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: G

Heating: Oil fired central heating

Services: Private drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



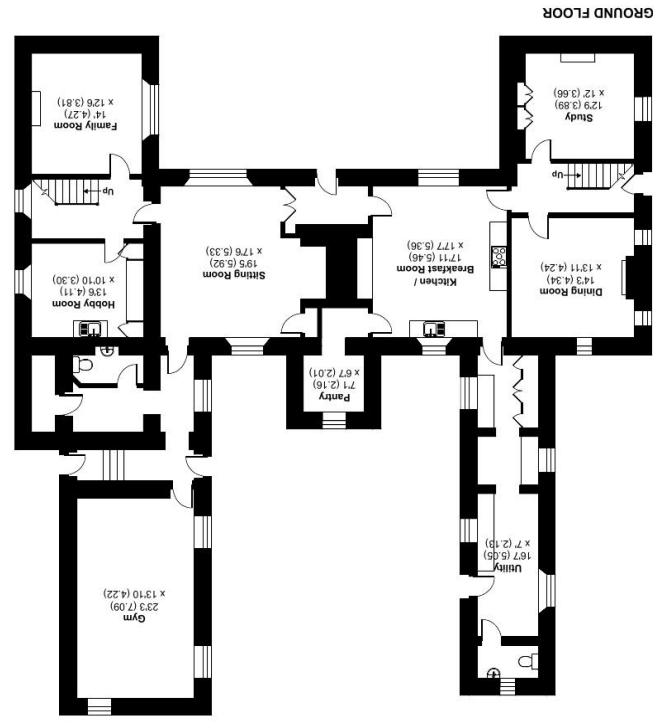
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

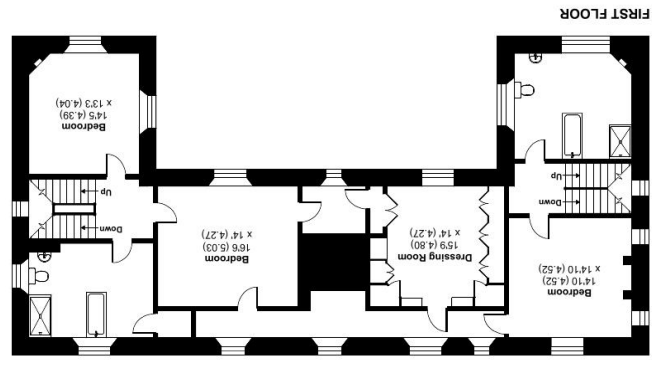
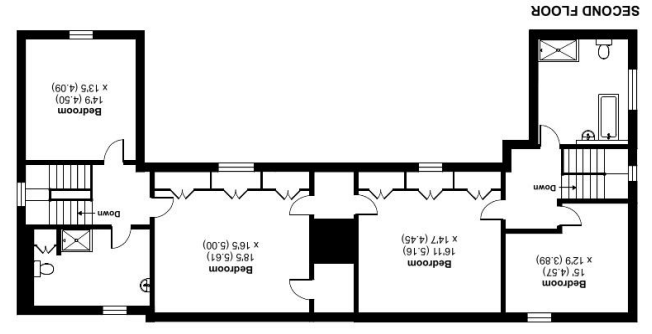


Nearest Schools

- Wells

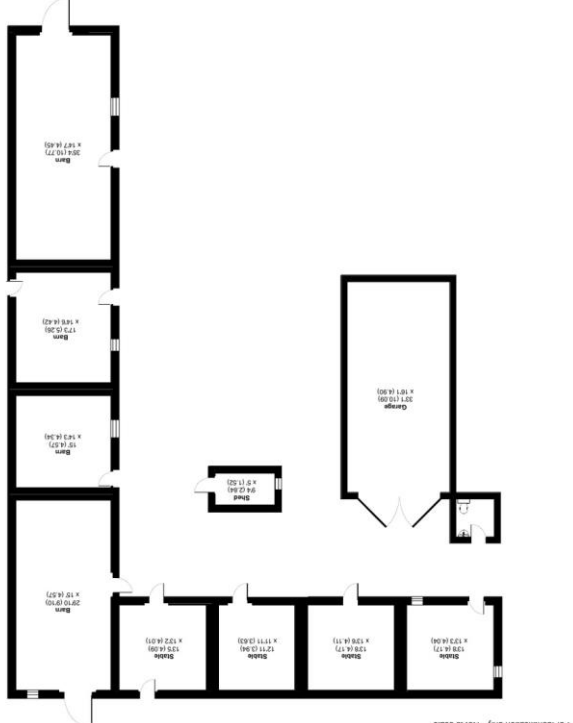


Grounded Property **Measurer**
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.
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Milton Manor, Upper Milton, Wells, BA5
 Approximate Area = 5854 sq ft / 543.8 sq m
 Garage = 572 sq ft / 53.1 sq m
 Outbuildings = 2404 sq ft / 223.3 sq m
 Total = 8830 sq ft / 820.3 sq m
 For identification only - Not to scale

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WELLS OFFICE
 Telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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