

SPRING GROVE HOUSE

MILVERTON • SOMERSET





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AN IMPORTANT COUNTRY HOUSE IN AN ENCHANTING SETTING

Veranda Entrance • Reception Hall • Dining Room • Morning Room • Sitting Room • Orangery • Staircase Hall
Magnificent Drawing Room • Kitchen • Butler's Pantry • Cloakroom • Offices • Study
Further Cloakroom and Changing Room • Good Cellars

Principal En Suite Bedroom • Guest Bedroom with Bathroom • Four Further Principal Bedrooms (One En Suite)
Family Bathroom and Shower Room • Three Secondary Bedrooms • Bathroom

Studio with Balcony and Adjoining Study & Workroom • Two / Three Bedroom Cottage
Original Stables • Coach House • Groom's Cottage with Planning Permission

Stable Yard Gardens • Four large Mews Garages • Carriage Drive • Lawned Gardens • Victorian Lake
Heated Roman-Style Swimming Pool • Pool House • Breeze House

Beautiful Walled Garden • Garden Buildings • Woodland Stream • Parkland with Ancient Trees
Wild Flower Meadows • 14,000 trees with Forestry Grant

In all about 22.17 hectares (54.78 acres)



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THE LOCATION

The setting of Spring Grove House is special and is approached down a long private drive, which sweeps over a pillared bridge and up to the wisteria-covered facade. Surrounded by largely unspoilt undulating countryside where little has changed in the last century, the house faces south east and enjoys lovely outlooks over its own land and beyond. The highly favoured village of Milverton with its Georgian streets is only two miles away and has excellent day-to-day amenities. Taunton, the County Town of Somerset, is found approximately ten miles to the east, with an excellent shopping centre including many of the well known high street stores, excellent schools both in the State and Private sectors including King's and Queen's Colleges and Taunton School, good recreational facilities, including the County Cricket Ground and a variety of well-respected golf courses and health clubs. Spring Grove is also within easy reach of smaller towns including Wiveliscombe, which has good amenities, and the larger town of Wellington with its comprehensive range of shops including a newly opened Waitrose store and, again, a well-respected independent school, Wellington School. The area is well known for its ranges of hills, namely the Quantocks, the Brendons and the Blackdowns, all providing excellent walking and riding countryside. Exmoor National Park is also within a short drive.



COMMUNICATIONS

The West Country is becoming increasingly accessible with good communications including the M5 motorway, which can be joined at Wellington (Junction 26) Tiverton (Junction 27) and Taunton (Junction 25). Trains to London can be boarded at Taunton, where the fast trains are scheduled to arrive at London Paddington in an hour and forty-five minutes. The airports at Exeter and Bristol are both within easy reach and for those wishing to travel to the Continent by ferry, there are ports at both Plymouth and Weymouth.

- Milverton 2 miles
 - Wellington 4.5 miles
 - M5 Motorway (J26) 5.5 miles
 - Taunton 10 miles
 - Exeter 28 miles
 - Bristol 59 miles
- (Distances/times approximate)





THE PROPERTY

Spring Grove House is arguably one of the most important houses of the area, late Eighteenth Century and Listed Grade II, being of historic and architectural interest. The house was once described as "looking across a sheet of water" having an ornamental lake stretching out in front of it. Its fine and elegant proportions provide graceful rooms, all flooded with light and centred around a turning staircase lit by a magnificent lantern. In recent years an extensive restoration and redecoration programme has taken place throughout the house and has included the

creation of a fabulous Studio, ideal for those wishing to work from home or with teenage children. An architect-designed Two / Three Bedroom Cottage has been created from a former barn. The former Stable Yard provides an enchanting courtyard, which was designed by an internationally famous award-winning landscape architect. Further accommodation can be provided with Detailed Planning Permission granted to convert the former Groom's Cottage. Comprehensive works and planting have created Parkland Grounds with some magnificent established native trees and extensive newly-planted Woodland to the boundaries and within the parkland.





ACCOMMODATION

An impressive veranda extends across the front of the house, with flagstone steps leading up to the double doors with an exquisite fan-light.

GROUND FLOOR

Reception Hall: With deep cornice, limestone floor, archway through to staircase hall, internal doors to:

Dining Room: with period fireplace, beautifully arched window, two further tall sash windows with shutters. Door to kitchen.

Morning Room: Beautifully light room having French doors with shutters leading out onto the terrace, two further tall sash windows with shutters, exquisite ceiling cornice, fireplace with high painted and moulded mantelpiece with open grate. Wide opening to:

Family Sitting Room: Fireplace with open grate, ceiling cornice and two sets of French windows with shutters, one leading into the **Orangery**.

Drawing Room: A truly magnificent room with deep cornice and picture rail, French doors with shutters into the Orangery, four windows with shutters, a handsome fireplace with marble mantelpiece and wood burning stove with display recesses to either side and door to:

Rear Staircase Hall: With turning staircase

Cloakroom / Pool Changing Room

Return to Staircase Hall: With fine turning staircase with swan neck handrails and balustrade, English oak floor with doors to the:

Cellar: Being cloistered and arranged in four areas, one partitioned off providing a boiler room where there is a floor mounted Nectron boiler.

Kitchen: Enjoying morning light with large arched window, four oven oil-fired Aga set into the fireplace with over mantel, tiled surrounds and cupboards, double ceramic sink set into granite surrounds, central island with cupboards below and granite surface. Tiled floor and door to:

Butler's Pantry with walk-in larder, china cupboard, plumbing for washing machine and dryer and deep china sink. Pretty corner cupboard and door out to:

Rear Hall: With black and white floor and door to the studio, rear porch and staircase.

Cloakroom: With WC, wash basin and shelved cupboards.

Bedroom / Study: With bookcases and lovely views over the rear gardens.

A door from the rear hall leads down to a lower level where there are doors to the:

Laundry: With plumbing for washing machine, deep china sink.

Cloakroom with WC and wash basin.

Inner Hall

Boiler Room: With Boulter Camray 5 oil-fired boiler.

Return to Staircase Hall:









FIRST FLOOR

Galleried Landing: With magnificent glazed lantern, archway and doors leading to:

Principal Bedroom: A beautifully light room with double aspect enjoying glorious views. Ceiling cornice, picture rail, fireplace with slate mantelpiece and door to:

En Suite Bathroom / Dressing Room: Being spacious and well-fitted with pedestal wash basin, WC, shower and raised bath. Wall of built-in cupboards providing excellent hanging space and shelving.

Guest Bedroom: Another lovely light room enjoying glorious outlooks over surrounding farmland, fireplace with painted, moulded mantelpiece and door to:

En Suite Bathroom: Again, a spacious room with pedestal wash basin, WC and bath with panelled

surrounds, separate shower with Mira Excel shower, heated towel rail and door back to main landing.

Bedroom: With fireplace, two sash windows looking to the south west, wash basin.

Inner Lobby: With door through to shower room with shower cubicle, WC, pedestal wash basin.

WEST LANDING:

Bedroom: With lovely outlooks over the rear garden,

En Suite Dressing Area and Bathroom: Newly fitted with WC, panelled bath with shower and wash basin.

Bedroom: With exquisite vaulted ceiling with

intricate plasterwork and ceiling rose. Fireplace with painted mantelpiece.

Bathroom: With WC, wash basin, bidet, panelled bath and shower, half-tiled walls.

North Landing: With staircase descending to rear hall.

Bedroom: A beautiful guest bedroom with lovely bay window with three sash-casement, fireplace with elaborate moulded mantelpiece.

East Landing: With staircase descending to **Utility Hall.**

Bedroom: A single room with wash basin and walk-in cupboard.

Bedroom with basin set into old wash-stand with cupboards and drawers below.

Bathroom: With WC, panelled bath with shower and wash basin.

Bedroom / Work Room: With built-in cupboard.

Return to Ground Floor and an Inner Hall with stone floor has staircase up to the **First Floor** and:

Study: With lovely outlooks

Workroom

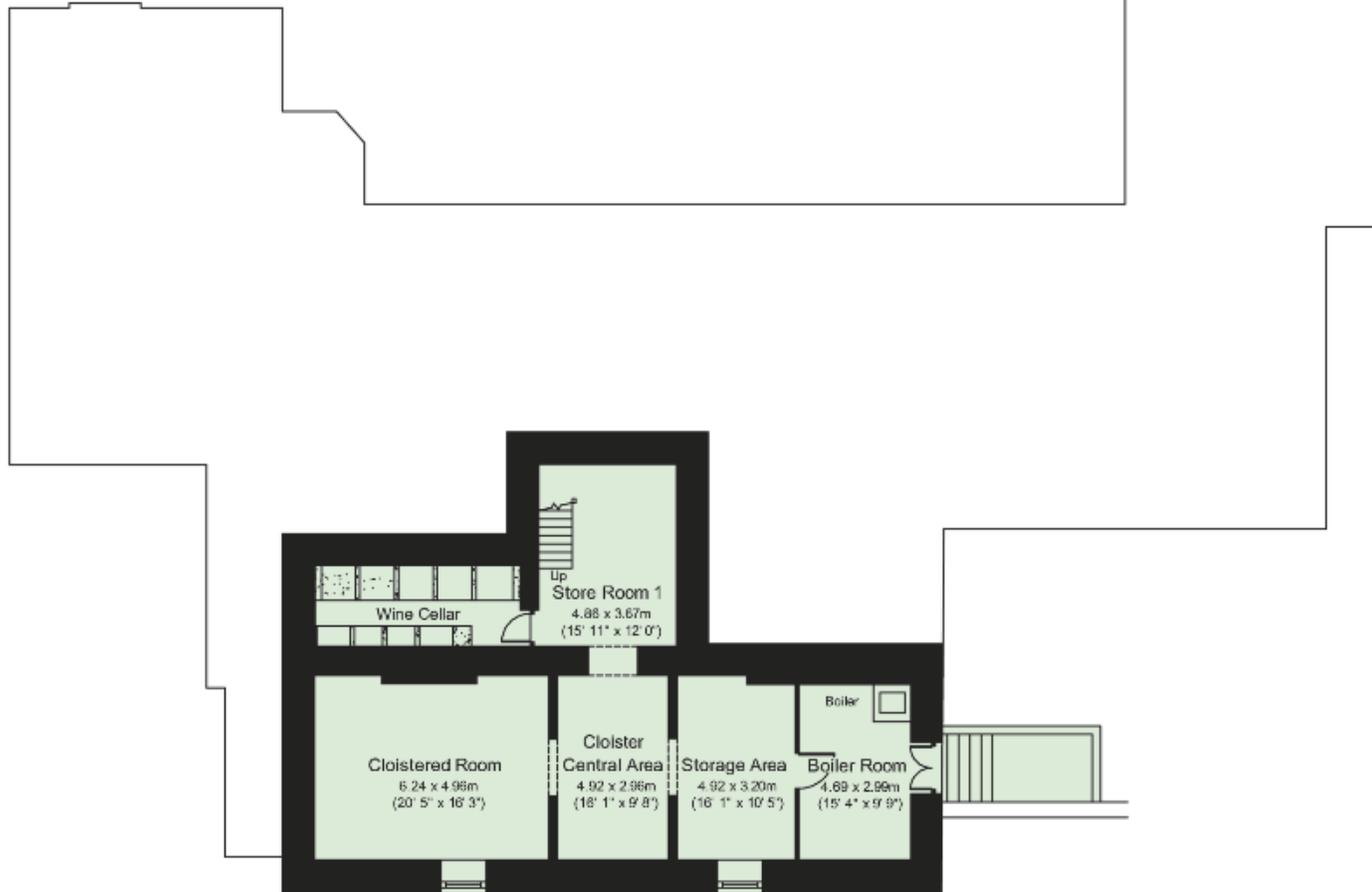
Cloakroom: With WC and an inner door leading into the:

Loft Style Studio: A magnificent room with wooden floor, four sets of French doors leading out onto a deep **Balcony** with glorious outlooks. The Studio has a wood-burning stove, well-designed lighting and provides an ideal painting / hobby / teenage recreation area or design studio.

SPRING GROVE HOUSE

Gross Internal Area
 973 sq m (10,470 sq ft)
 Cellar - 115 sq m (1,238 sq ft)

For identification purposes only. Not to scale.



Cellar



Ground floor

Up



First floor



SPRING GROVE STABLES

Gross Internal Area
144 sq m (1,550 sq ft)
Outbuildings - 161 sq m (1,733 sq ft)

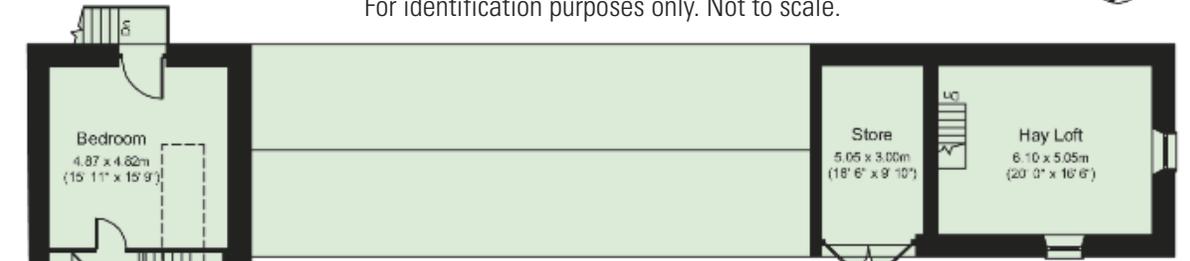
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STABLES COTTAGE

Entrance Hall with polished and aged blue lias stone floor with under-floor heating which continues throughout the ground floor. Built-in cloaks cupboards and **Utility** with fitted Bosch washing machine and dryer and door through to a **Wet Room** with WC, wash basin and shower. A **Bedroom/Study** leads off the hall, as does the open living space where the **Sitting Area** has a contemporary "Hwam" wood-burning stove, window seats and steps down to a **Kitchen Area**, which is beautifully and imaginatively fitted with white high-gloss furniture, deep tiled work surfaces and surrounds and bowl-and-a-half sink with integrated dish-washer. Digital electric induction hob with double NEFF oven below, contemporary hood and Bosch fridge and freezer. French doors lead out to the stable yard. The

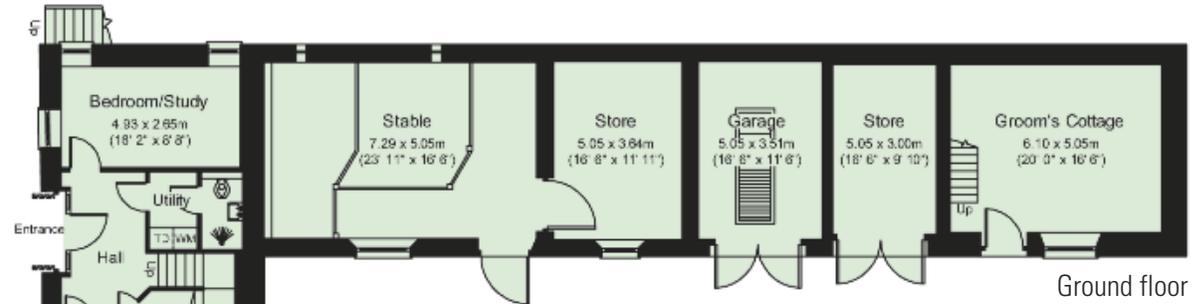
stairs from the hall lead up to an open "loft style" **Landing** where there is an oak desk and study area with a range of cupboards with up- lighting, exposed painted ceiling timbers, built-in airing cupboard with Megaflo Heatrae Sadia hot water cylinder and a contemporary **Bathroom** with stone tiled walls and floor, wash basin, WC and panelled bath. The **Two Bedrooms** are light with lovely outlooks, the larger of the two having a large glazed door out onto an exterior staircase with steel and acrylic balustrade. The cottage has been beautifully designed, has a light, airy and modern feel with extensive use of natural oak throughout.



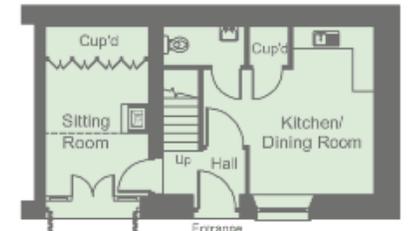
First floor



Proposed First floor



Ground floor



Proposed Ground floor



GARDEN AND GROUNDS

The **Carriage Drive** passes the original **Lodge**, continues over the pillared bridge and up to the front of the property. Extensive **Lawned Gardens** and a number of magnificent oaks and other trees provide a majestic outlook to the east, with the lake curving round with a bank of native trees to the south with an under-canopy of azaleas, laurel and bamboo. The gardens, designed by an internationally famous award-winning landscape architect, have been planted with thousands of bulbs and extend round to the west and up to a newly created **Orchard Area** with apple and greengages, bordered by parkland fencing, which separates the gently sloping **Wild Flower Meadows** with **Three Roundels** also bordered by parkland fencing and planted with oak trees, **Two Roundels** of lime trees and two roundels enclosing an ancient oak and a magnificent lime tree. The heated outdoor **Swimming Pool** is surrounded by lawn and is adjoined by a **Pool House** and a **Breeze House**.

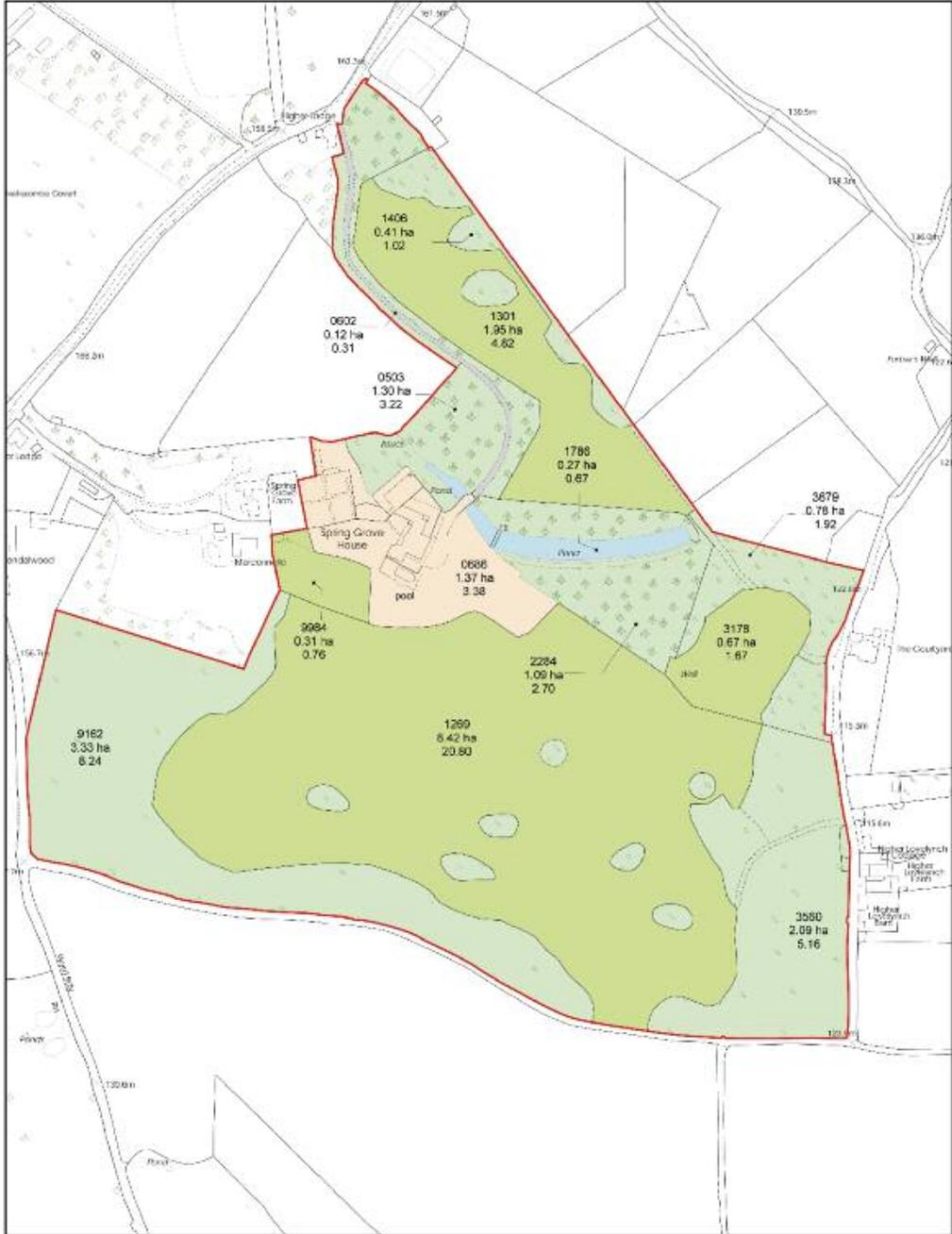
OUTBUILDINGS

From the bridge the drive also leads to the north east side of the house to the **Mews Garages** having four sets of timber doors and power-points, providing a good workshop and also space for four large vehicles. There is also a **Workshop** to the side, possibly the old game larder, which has internal access to the rear hall. The drive continues into the beautiful **Former Stable Yard**, which has been landscaped with semi-mature trees including three magnolias and four Amelanchier with well chosen perennials and up-lighting, there is a spring-

fed deep granite trough overspilling down to a small leat, again spilling into a further trough. The former **Groom's Cottage**, at present provides storage space with loft over, has detailed Planning Permission granted to create a one bedroom cottage. This is adjoined by a **Coach House and Garage**. The **Former Stables** are beautifully restored and provide **Two Loose Boxes, Stall and Former Feed Store/Tack Room**, which has provision to install a wood-chip boiler. Beyond Stables Cottage are further **Lawned Gardens** with magnificent beech, newly planted apple and Amelanchier. A stepped path leads down to a **Woodland Stream** and streamside path where thousands of spring bulbs have been planted. A range of garden buildings have recently been created to complement the existing garden buildings and include a **Workshop** with power and light, cobbled area with deep china and slate sinks, **Potting Shed, Implement Store, Gardener's Rest Room** and separate **WC**. The **Walled Garden** is certainly a feature of Spring Grove House with a soft fruit cage with redcurrants, blackcurrants, gooseberries, blueberries, raspberries, blackberries, peach and nectarine, several raised vegetable beds, strawberry beds and fruit trees including plums, apples, pear, apricot and fig and a herb garden. Well-tended lawned areas are divided by gravel paths with a central trellis gazebo with passion flower, roses and kiwi.

The gardens, grounds and land amount to about 54.78 acres





SPRING GROVE HOUSE

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Drawing No.K3741 Date 21.03.11

Not to scale
A4

Jackson-Stups
& Staff

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POST CODE

TA4 1NW

SERVICES

Mains water. Private drainage. Oil fired central heating in the main house, studio and cottage.

CONTENTS, FIXTURES AND FITTINGS

Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

LOCAL AUTHORITY

Taunton Deane Borough Council
The Deane House, Belvedere Road
Taunton
Somerset
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www.tauntondeane.gov.uk

TAX BAND

H (2010 / 2011 - £2,842.88)

VIEWING

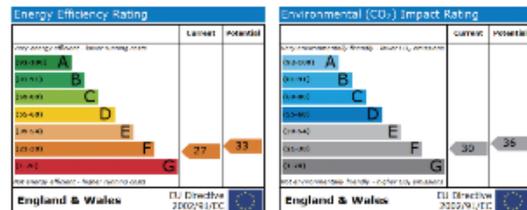
By appointment with Jackson-Stops & Staff's Taunton office: 01823 325 144

DIRECTIONS (Postcode: TA4 1NW)

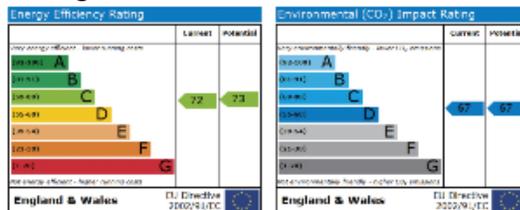
From the centre of Wellington where there is a cross roads, take the turning signposted to Milverton B3187. Proceed out of the town for about two miles and after a sharp left hand bend, take the first left to Langford Budville. Proceed through the village past the village inn, The Martlet, on the left. Continue on and take the first turning right and then right again, signposted to Wiveliscombe. Proceed through a wooded area out into the countryside and after about two miles look out for Spring Grove Cross. Turn right at this crossroads, signposted to Milverton and the entrance to Spring Grove House will be found on the right hand side, after approximately 400 metres, beside the former Gate House.



Main House



Cottage



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SPRING GROVE HOUSE
THROUGH THE SEASONS





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