



The Old Vicarage,
Church Lane, Ruishton, Somerset, TA3 5LL

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A beautiful detached Grade II Listed Georgian vicarage situated within its gardens and grounds, set within a pretty central village location. Impressive well-proportioned rooms along with 4 double bedrooms. Fabulous formal gardens extend around to a wonderful part walled kitchen garden beyond.

- Beautiful detached Georgian vicarage
- 4 double bedrooms
- Lovingly restored throughout
- Well-proportioned rooms
- Fabulous formal gardens
- Wonderful part walled kitchen garden
- Impressive interiors

The Old Vicarage is a wonderful example of a classical Georgian vicarage. The property has been lovingly restored by its current owners with great attention to detail throughout, whilst retaining all the stunning original design features alongside imposing interiors and furnishings that make this a most impressive home.

The Accommodation

The main entrance leads through the original Georgian front door with the classical fan light frame into a central reception hall. Attractive original encaustic tiles with intricate geometric patterns follows along to the main staircase, seen





to the far side. An inner door with the servant's bells, seen over, opens into a useful cloak and boot area with an under stairs store to the side. This continues into a rear lobby. A utility room includes a traditional range of wall and base units with space for a washer/dryer. Quarry tiling extends out with a separate WC to the side and the rear door opening out to a small veranda with access out to the rear terrace and garden.

The main kitchen has been created by a high-end luxury kitchen designer. Utilising the very best materials such as tulipwood, this most impressive space has been carefully hand crafted and designed to incorporate best integrated appliances alongside clever storage. A central feature to the kitchen's design is a superb workstation island. Two Siemen electric ovens are inset along with a four ring induction hob set within a beautiful solid oak work surface that extends across. A Faber extractor hood is seen above set within the ceiling. A breakfast seating area runs along the other side with double sockets available for further gadgets and appliances. A full height pantry cupboard extends along the far wall fitted with a full height integrated Liebherr fridge and a full height Liebherr freezer. A central larder, fully lit cupboard opens with extensive shelving and spice racks all finished in tulipwood. A comprehensive range of wall and base units run around the edge of the kitchen to include an integrated Blomberg dishwasher, a butler sink with Perrin & Rowe traditional brass mixer taps over. A pretty window seating area looks out to the kitchen garden beyond. Wooden Karndean flooring completes the design.

The kitchen continues into the main dining room. This impressive room is light and sunny with high ceilings alongside the original plaster mouldings and picture rails. Display alcoves, that are lit, are seen either side of a central fireplace with marble fire surround. A large sash window including seating looks out to the front garden area.











To the other side of the hall is the drawing room. This beautifully appointed room enjoys views out to the front garden through a large sash window with seating. An original French window opens out to the far side on to the fountain garden and seating area perfect for outside entertaining. Central to the room is an open fireplace with a marble surround.

The snug is found to the rear of the house and offers a relaxed peaceful room to enjoy, with views out to the main terrace and garden beyond. Full height library book shelving runs along the far side of the room. A wood burning stove is set within an original fireplace with alcove display shelving to one side. A French window is seen to the other side with access out to the fountain garden. Original wood block herringbone flooring completes the design.

The main staircase with an original polished wood handrail leads up to a quarter landing.

Access through a part glazed door opens into a luxurious bathroom finished to a high specification with a wonderful traditional feel. A full walk-in shower is seen to the far side with a feature free standing ball and claw roll top bath to the other side.

The principal bedroom is spacious and light to include a traditional cast iron fireplace. A large sash window enjoys elevated views out across the front garden area with the beautiful church to the side.

Bedroom 2 is a repeat with elevated views out to the front and a central cast iron fireplace. Centrally located is a dressing room/study that has been fitted with a beautiful range of wardrobe storage and dressing table. (this could be used as a single bedroom 5 if preferred)

To rear of the first floor are two guest bedrooms with elevated views out across the gardens to open countryside beyond. One of the bedrooms includes an en suite shower room.



GARDENS AND GROUNDS

The property is approached off a quiet no through lane. The pillared entrance, with the original wrought iron gates, opens onto a gravelled drive following along to a parking area to the side and leading to a central turning circle to the front of the house. Impressive borders filled with a variety of herbaceous plants, bulbs interspersed by established ornamental trees and shrubs, make it a most impressive entrance.

The current owners, have transformed the garden into 'rooms', creating individually designed themes to each area with pathways following on from one to another. To the side of the house is the 'Fountain Garden', a wonderful relaxing space surrounded by glorious views and a pergola creating shade. A large ornate urn with a fountain spills out onto a small pond area. The garden continues across to a main lawned area, with access to a large workshop/garden shed. The ground gently slopes away to a wild garden. A wonderful space carefully planted and creating more of a natural theme leading to a wildlife pond. This area is filled with a variety of aquatic plants that encourage amphibious animals, as well as birds and insects. The grounds extend across with a further seating area to the side, surrounded by borders. Beyond is an impressive arched walkway with trained espalier tress. To the far corner is a part walled kitchen garden with 12 raised borders providing superb growing for a variety of vegetables. Greenhouse with potting area. This area is divided by established clipped yew hedging depicting the formal garden area, leading immediately adjacent to the main sun terrace, which extends across the rear of the house. A formal symmetrical design incorporating lawns with the main pathway is entered from a feature pillared brick gated entrance. with established herbaceous borders.

A small veranda extends out from the back entrance giving access to a connecting gardeners work room, potting shed, log store and store. A stone slab terrace is bordered by stone balustrades, and offers a fabulous outside entertaining area.





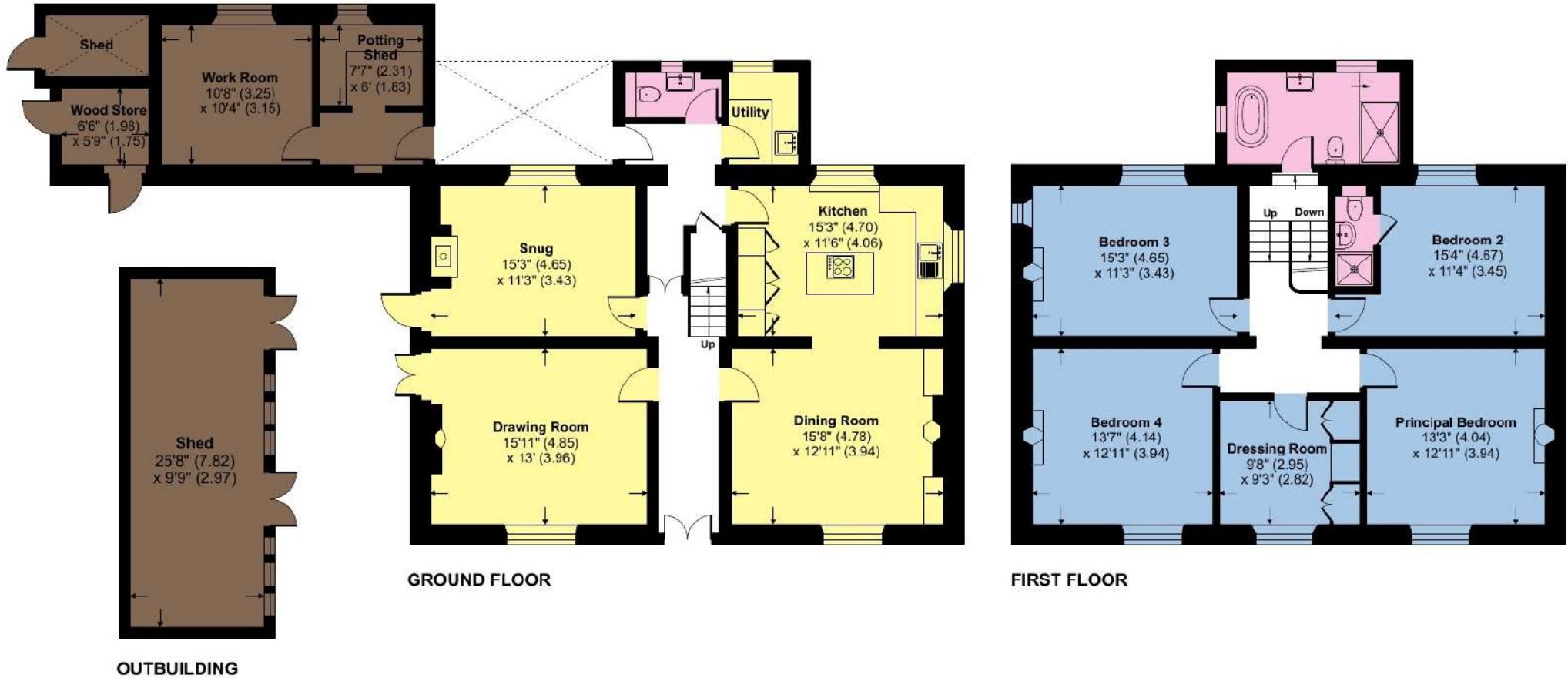
Church Lane, Ruishton, Taunton, TA3

Approximate Area = 2106 sq ft / 195.6 sq m

Outbuildings = 489 sq ft / 45.4 sq m

Total = 2595 sq ft / 241 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1100197



SITUATION

The property is located within the village of Ruishton to the side of a 14th century church of St Georges. The village includes a Primary School with Pre-School attached, Public House, with Post Office and stores at the neighbouring village of Henlade. Taunton, the home of the County Cricket Ground is within easy reach, with many good state and independent schools. Convenient for the M5 motorway at Junction 25 giving fast and easy access to Exeter and Bristol, with rail links to London Paddington.

DIRECTIONS

From Taunton proceed out of town towards the M5 Motorway. Proceed around the motorway roundabout taking the exit signposted for the A358 towards Ilminster. Continue along the road taking the first left turn signposted Ruishton. Continue along until reaching Church Lane on the left side. Turn into this lane and follow along up to the church where the entrance to The Old Vicarage can be seen on the left side.

LOCAL AUTHORITY Somerset Council - Tax Band G

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NB: RIGHT OF ACCESS There is a right of access at the entrance of The Old Vicarage which gives access to a private drive leading up to the church meeting rooms.

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