



# Greinton House

Greinton, Somerset, TA7 9BW



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Wells 14 miles, Street 4.5 miles, Bridgwater 8 miles, M5 (J23) 10 miles, Bristol Airport 30 miles,  
Castle Cary Rail Station 16 miles, Bridgwater Rail Station 8.7 miles  
(All distances and times are approximate)

An impressive Grade II listed house with converted coach house, tennis court, swimming pool, secluded gardens and paddock, situated on the southern slopes of the Polden Hills.

#### Main House

Porch | Entrance hall | Staircase hall | Drawing room | Dining room | Study | Sitting room | Kitchen/breakfast room  
Pantries | Larders | Stores | Boiler/laundry | Cellar | Cloakroom  
6 bedrooms | 2 bathrooms | Shower room

#### Coachman's Cottage

Sitting hall | Sitting room | Kitchen | 2 bedrooms | Bathroom

#### Stable Block

Stables | Stores | Carport

#### Gardens and Grounds

Mature gardens | Tennis court | Swimming pool | Paddock

**In all about 2.99 acres**

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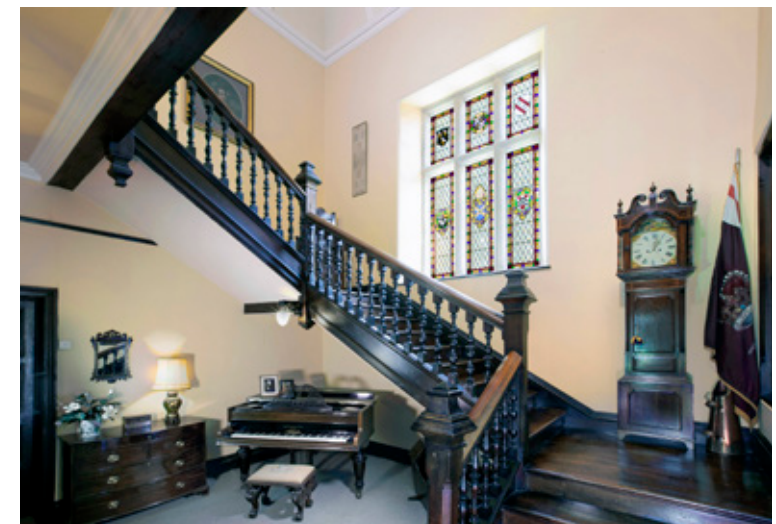
## Greinton House

The property is situated well back from the road and is approached over a long drive. It is secluded behind a belt of mature woodland and adjoins farmland to the rear with lovely views.

The house dates from the 16th century but a much larger house was added in the mid 19th century and is essentially Victorian in character and was once a rectory. The property has been in the same ownership since 1967 and although some updating will be required it remains an impressive house.

Many fine features appropriate to the period include, American chestnut panelling in the dining room, ornate carved stone fireplaces, window shutters, tessellated and quarry tiled floors, a striking turning staircase in the staircase hall with carved balustrade leading to a gallery landing, moulded ceiling cornices and plaster detailing on ceilings, stone mullion and transomed windows with ornamental leaded lights and an oriel window on the north elevation.

A stone entrance porch with stone arch leads into the entrance vestibule and in turn opens into a stunning hall with impressive sweeping staircase. The elegant drawing room with French windows to the garden, dining room and study are arranged off the hall. An inner hall, in the older part of the house, leads to the kitchen/breakfast room with Aga, sitting room with wood burning stove, walk in pantries and larders, W.C, store, coal bunker and boiler room/laundry.









Stone steps from the inner hall lead down to an excellent cellar with good ceiling height, flagstone floor and wine cellar fitted with bins. There is also access from the inner hall to the rear garden and the side courtyard.

On the first floor, all the bedrooms are arranged off the galleried landing and have a lovely outlook over the grounds or to farmland. The principal bedroom is a striking room with carved stone fireplace, dais, semi-domed ceiling and an oriel window. There are five further bedrooms, a Jack and Jill bathroom to bedroom 2, a further bathroom and a further shower room. The floor is also accessed by a secondary staircase from the inner hall.





## Coachman's Cottage and Stable Block

The Coachman's Cottage was converted a number of years ago to provide ancillary accommodation for the main house. On the ground floor is a sitting hall with stone fireplace and bedroom 2. The first floor has a sitting room with a double aspect, kitchen, bathroom and the principal bedroom.

Forming part of the building, there is the stable block with two original stalls and cobbled floor, two open garden stores and a carport.

## Gardens and Grounds

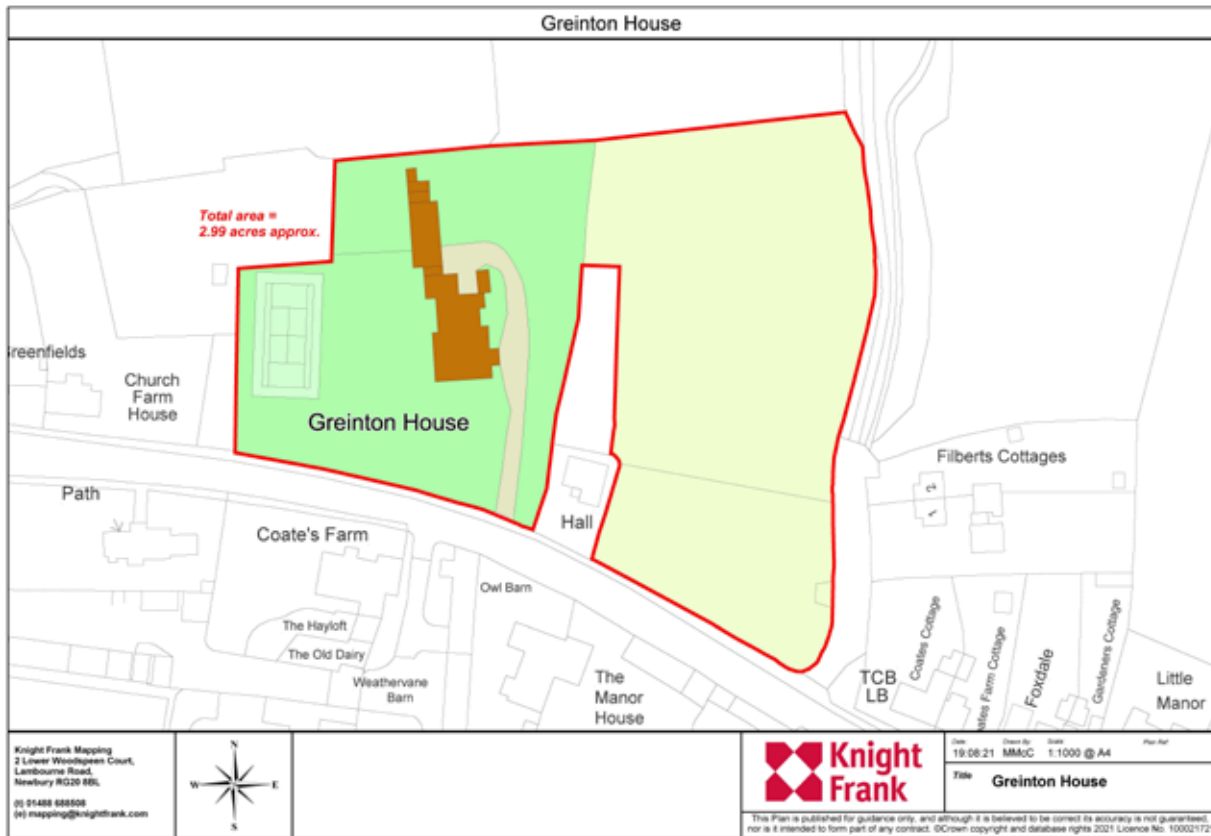
Greinton House is approached over a winding drive and is well secluded from the road behind a belt of established trees. The drive, with lawn on either side and interspersed with mature trees, passes the front of the house to the Coachman's Cottage and stable block beyond and a walled courtyard with various stores that adjoins the house and accessible from the rear hall.

The gardens are private and mainly park-like in design which adjoin farmland to the north and have lovely views. There are mixed shrubbery borders with deep shaped flower beds and a mature Wisteria adorns the front entrance porch.

Behind the house, facing west and approached under a stone arch is an enclosed part walled garden with an expanse of level lawn, swimming pool with stone surround and borders of flowering plants. Around the garden, trees include Oak, Chestnut, Magnolia and a Fig.







Outside the Coachman's Cottage and stable block, facing west is a kitchen/fruit garden.

Adjoining this section of garden to the west is a hard tennis court.

Lying to the east is a paddock adjoining the gardens and is accessible either from the garden or the lane allowing vehicular access.

In total the property amounts to 2.99 acres (1.2 hectares).

## Services

Mains water, electricity and drainage are connected. Oil-fired central heating

## Local Authority

Sedgemoor District Council : 0300 303 7800

## Directions (TA7 9BW)

When in Greinton village, from the Street direction, pass a telephone and post box on the right hand side. After about 100 yards turn right into the drive of Greinton House.

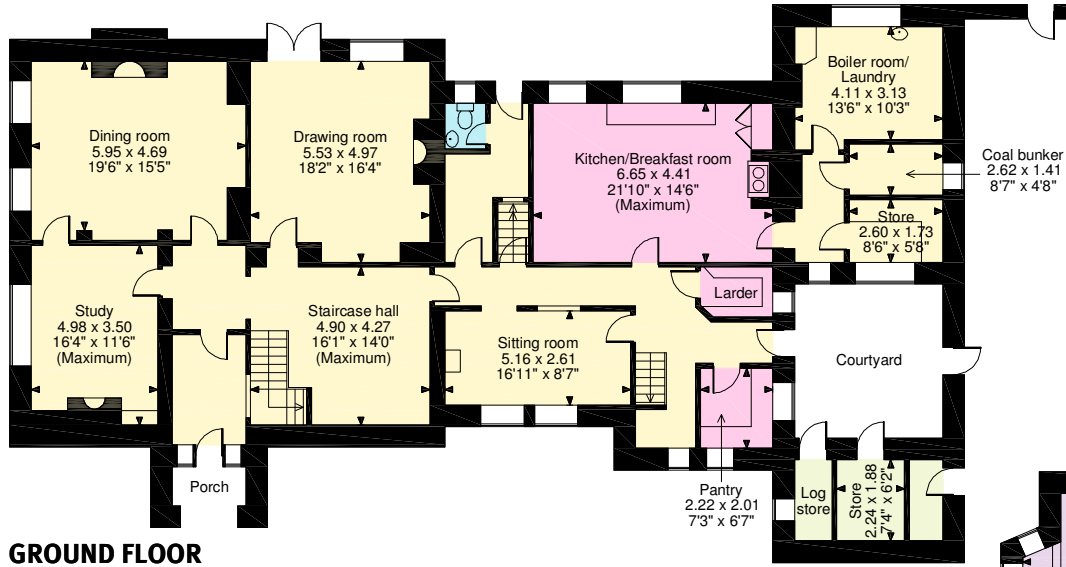
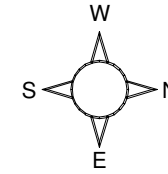
## Viewing

Viewing is strictly by prior appointment with Knight Frank.

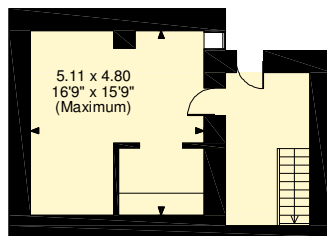




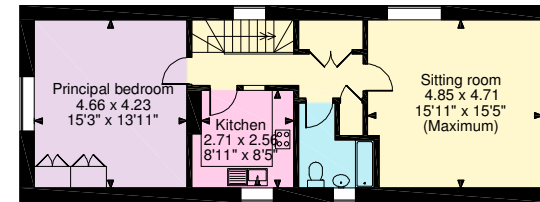
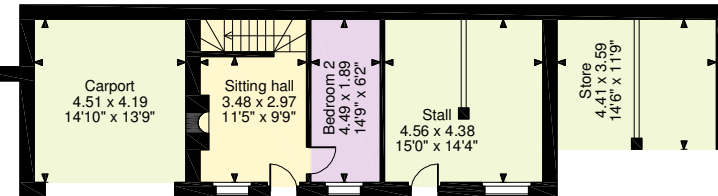
**Greinton, Somerset**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**Main House = 455sq.m (4,901sq.ft)**  
**Carport = 19sq.m (203sq.ft)**  
**Stores & Stall = 46sq.m (498sq.ft)**  
**Coachman's Cottage & Stable Block = 86sq.m (925sq.ft)**  
 Quoted Area Excludes 'External Courtyard'



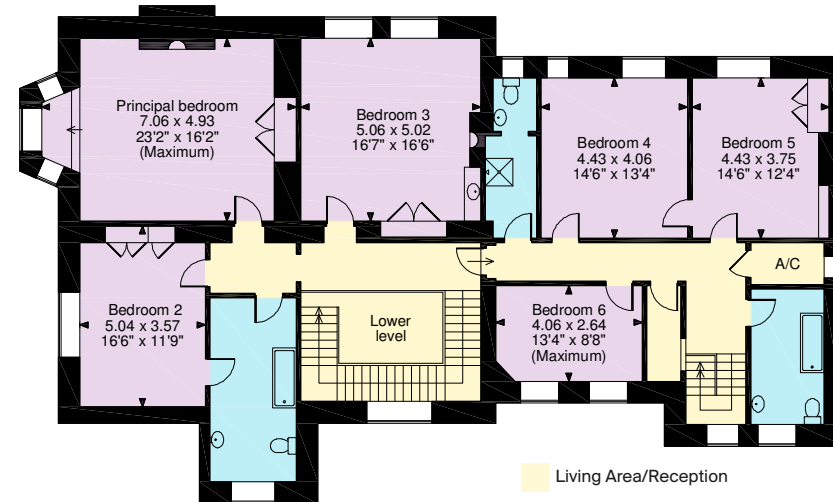
**GROUND FLOOR**



**CELLAR**



**COACHMAN'S COTTAGE & STABLE BLOCK FIRST FLOOR**



**FIRST FLOOR**

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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**We would be delighted to tell you more.**

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