

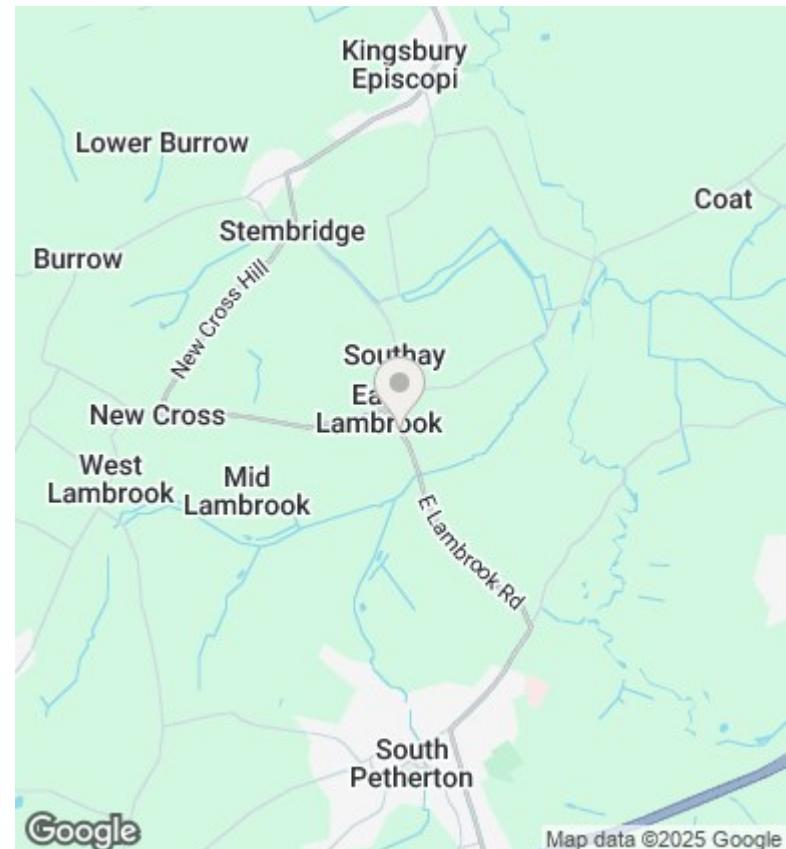
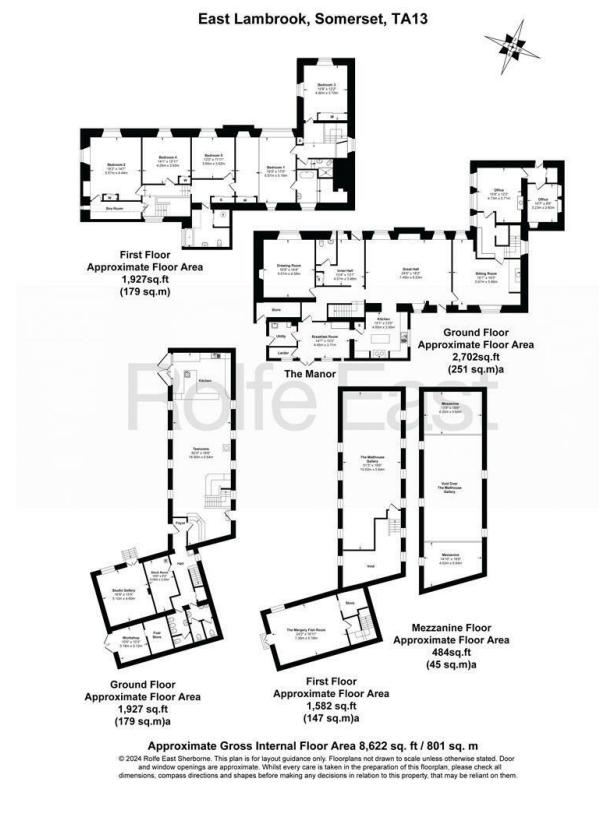
Rolfe East



Silver Street, East Lambrook, TA13 5HH

Guide Price £1,750,000

- PRETTY GRADE II* LISTED SOMERSET HALL HOUSE DATING BACK TO THE 15th CENTURY.
- AMPLE OFF ROAD PARKING AREAS, DRIVEWAYS AND GARAGES / OUTBUILDINGS.
- TWO STOREY DETACHED OUTBUILDING - VISITOR CENTRE, EXHIBITION FACILITY AND CAFE.
- NEAR AWARD-WINNING VILLAGE OF SOUTH PETHERTON WITH EXCELLENT AMENITIES.
- BREATH-TAKING GRADE I LISTED GARDENS - JUST UNDER THREE ACRES (2.75 ACRES).
- OIL-FIRED RADIATOR CENTRAL HEATING AND IMPRESSIVE OPEN FIREPLACES.
- FIVE BEDROOMS, FIVE RECEPTION ROOMS - TOTAL EXTENDING TO 8333 SQUARE FEET.
- HISTORICAL INTEREST GARDEN LINKED WITH RENOWNED GARDENER MARGERY FISH.
- SUPERB INTERNAL AND EXTERNAL PERIOD CHARACTER FEATURES.
- EXCELLENT VILLAGE PUB VERY NEARBY - IDYLLIC SOMERSET VILLAGE CENTRE POSITION.



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

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EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC