



**Towers  
Wills**

Town & Country

**The Mandeville, High Street, Hardingto Mandeville, Yeovil, Somerset, BA22 9PQ  
(Formerly The Mandeville Arms)**

**Offers in Excess of:  
£700,000**

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Towers Wills offer an exceptionally rare opportunity to purchase and convert this former pub into a residential dwelling. Occupying a prime position within this highly desirable village. **PLEASE NOTE: This is a former pub with furnishings, bar, pub rooms, pub toilets, skittle alley etc still in situ and is a project for conversion.** Currently comprises; hallway, toilets, pub rooms, kitchen, cellar, five bedrooms, bathroom, one bedroom self-contained flat/annexe, detached skittle alley, parking area, garage and gardens.

The Mandeville Arms, having formerly been a local public house, the property obtained planning permission for use as a residential dwelling in May 2023 (subject to conditions - planning reference 23/00460/COU). The current owner has made many improvements, the majority being to the flat/annexe, which has been completely renovated and modernised throughout. The former pub still remains very much as original whilst retaining many magnificent character features throughout, including; fireplaces, exposed brick and beam work and offering tremendous potential to convert into a stunning individual, character home.

**\*Desirable Village Location**

**\* Prime Position**

**\* Substantial Plot**

**\* Self-Contained Flat/Annexe**

**\* Character Features**

**\* Detached Skittle Alley (Needs demolishing to build x5 car garage)**

**\* Parking Area**

**\* Gardens**

**\*Generous Room Sizes**

**\* Indicative Outline Planning Consent for a new four bedroom home**





#### Ground Floor

##### Porch

Solid exterior door, double glazed internal swing doors to hallway.

##### Hallway

Two doorways leading to cloak rooms 1 and 2, double doorway leading to pub rooms and bar.

##### Gents W.C

Window to the side. Urinals. Separate W.C. Wash hand basins. **SUGGESTED:** Convert to boot room.

##### Ladies W.C

Window to the side. X2 W.C cubicles. X2 Wash hand basins. **SUGGESTED:** Modernise to Cloak W.C.

##### Reception 1 8.12m x 7.05m

Currently an open plan area with many beautiful features including fireplace, beams and brickwork. Bar. Windows to the front. **SUGGESTED:** Convert to living area.

##### Reception 2 8.13m x 4.72m - max

An open plan area tucked away off the bar making a pleasant snug / seating area. Continuation of character features including fireplace beams and corner seating. Window to the front. Door to porch. **SUGGESTED:** Convert to Study.



##### Reception 3 6.76m x 3.55m

Open plan to reception rooms 1 ,4 and the bar. **SUGGESTED:** Reception 3 and 4 to convert to kitchen and dining room.

##### Reception 4 9.27m x 4.83m

With windows to both rear and side. Double doors to the rear garden. **SUGGESTED:** Reception 3 and 4 to convert to kitchen and dining room.

##### Enclosed Front Porch:

With decorative glazing, stable block flooring and electricity meters, leading to front garden and street access.

##### Inner Corridor (21' x 5'6")

Doors leading to cellar, boiler room, utility, reception room 4 and rear external door. Loft access. **SUGGESTED:** Modernise to rear lobby.

##### Utility (13' x 13')

Doors to inner corridor, plumbing for washing machine / sink, loft access. **SUGGESTED:** Modernise to utility room.



#### **Cellar**

With sloping ceiling. Concrete floor, water supply and drainage and natural ventilation.

#### **Boiler Room**

With sloping ceiling. Concrete floor, Oil boiler, water supply and drainage and natural ventilation.

#### **First floor:**

#### **Landing (13'6" x 9'10")**

From stairs with doors leading to laundry room. Bedrooms 1,2,3,4, and family bathroom. Radiator and two built in cupboards. **SUGGESTED:** Modernise as landing area.

#### **Laundry Room 2.90m x 2.40m**

Radiator, plumbing for sink and washing machine, Velux window. **SUGGESTED:** Modernise as laundry room.

#### **Bedroom One 6.10m x 4.36m**

Two west facing windows, built in cupboards, radiator.

#### **En-suite**

Comprising shower cubicle, bath, sink, toilet and partial glazing to bedroom. Door to landing.



#### **Bedroom Two 5.00m x 4.80m**

Window to the front. Radiator.

#### **Bedroom Three 4.65m x 3.61m**

Window to the front. Radiator.

#### **Bedroom Four 3.25m x 3.20m**

Window to the side. Radiator.

#### **Bedroom Five 4.02m x 2.55m**

Window to the front. Radiator.

#### **Bathroom**

Currently stripped out and requiring a new bathroom suite. Window to the side.

## Outside

### Front Garden

Facing East and South onto the high street, paths, low stone walls and beds / borders. Gravelled storage area partially paved to the north. Feature Bay and lamp post. Parts of this garden get sun all day.

### Off Road Parking

Ample off road parking. Stone and block walls, borders.

### Skittle Alley:

With windows and door to the side. **SUGGESTED:** Demolish and build a x5 car garage.

### Rear Garden

Steps from kitchen, lawned area, turning area for proposed garaging, hard standing for possible greenhouse, fenced LPG gas tank, borders and shrubs, lower gravelled and paved terrace with raised borders. Fencing to the north, low stone wall to a stream on the west.

There is indicative outline planning consent for new build within the former rear car park area. All classes of enquiry are cleared for planning purposes and a phosphate mitigation plan exists. Final drawings are subject to the buyer's preferences. This development could be for a separable new home or an alternative two floor garaging block.

Similarly, there is approved but lapsed full consent for the construction of a similar sized building in this general area.

### Situation

The property is situated on the "High Street" in the quiet village of Hardington Mandeville near Yeovil, Somerset, which benefits from a pub, church, village hall, playing fields and post office. Yeovil, 10 minutes away, is well served for normal high street shops and supermarkets and there is adequate provision of both public and private schooling in the area. Taunton is half an hour away and the nearest connection to a motorway, and Bristol, Exeter, Salisbury are within approximately 1 hour away. Environmentally, the location is within reach of the Jurassic coast, Dartmoor, Exmoor, the Black Down hills and the Somerset Levels. The village itself is on the 625 mile King Charles II escape route now known as the "Monarch's Way".

### The Services

Mains drainage, electric and water supply, a 3 phase power supply.

Existing heating for pub: Bulk LPG gas tank (no boiler). Oil boiler (no tank).

Flat / Annexe: Underfloor electric heating throughout.

The property has approx. 40 m2 south facing roof space suitable for PV installation, and adequate space in the boiler room for inverters and battery storage.



**EPC rating: TBC**

**Self Contained Flat (39'6" x 13' total)**

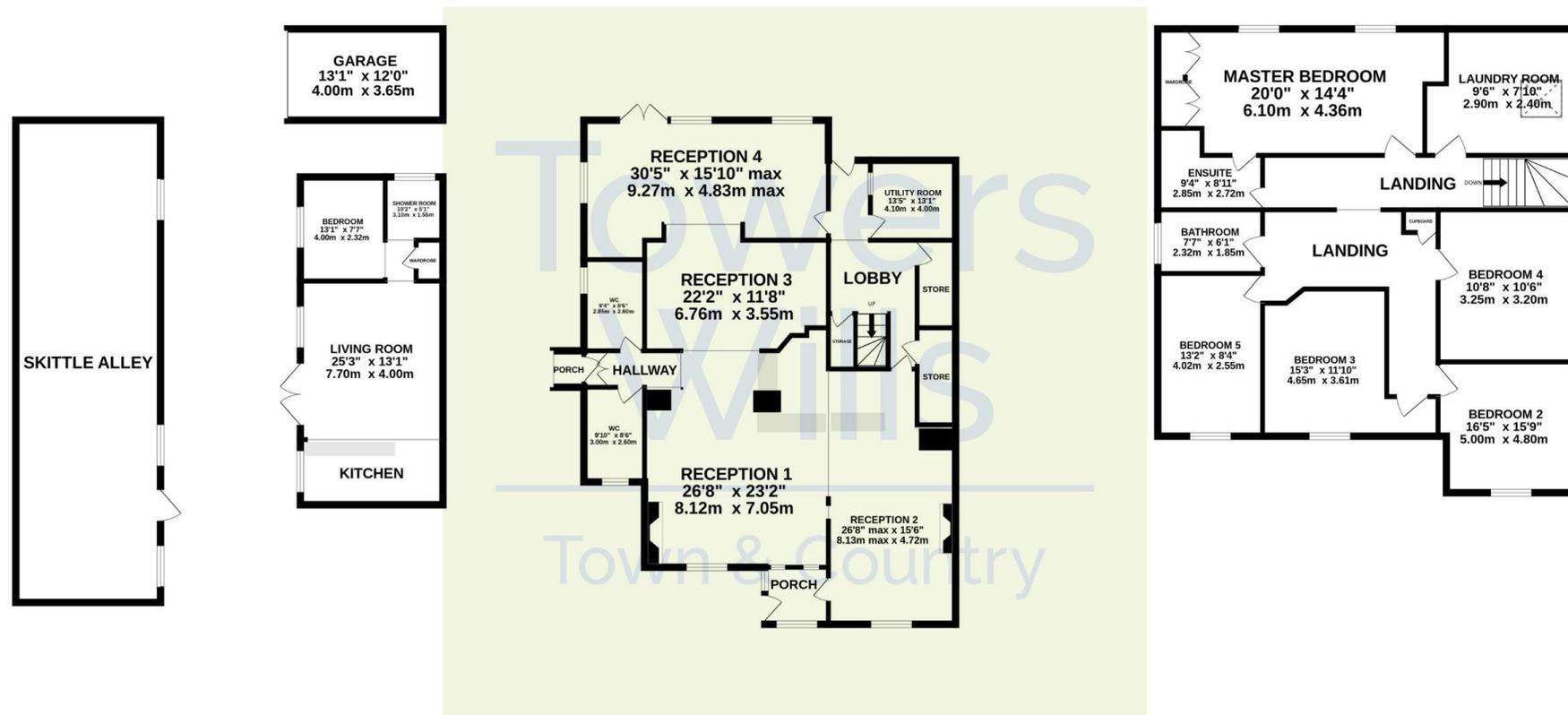
Open plan kitchen and Living room (22' x 13')

With built in storage, bathroom (12' x 5') shower sink, toilet and bedroom (13' x 8'). All windows face south, double doors to paved patio (28'4" x 8'6") contemporary high gloss fitted kitchen with peninsular. Finished throughout with bamboo worktops, floors, windowsills, oak doors and skirting. Underfloor heating and ventilation with air heat recovery.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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