

HILFIELD MANOR

NEAR SHERBORNE • DORSET







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An impressive unlisted Manor House otherwise known as "Bide's Castle" beautifully refurbished by the current owners in 2008. This is only the third time Hilfield Manor has come up for sale since it was constructed as an octagonal hunting lodge in the centre of the family estates, by the Dampier family, in 1880 and then significantly extended in 1901 by TW Dampier-Bide. Hilfield Lodge and the Coach House provide extensive ancillary accommodation with scope for a wide range of uses to suit the particular requirements of an incoming purchaser.

Sherborne 7½ miles (London Waterloo from 2 hours 12 minutes) • Shaftesbury 23 miles • Beaminster 13 miles Dorchester 14 miles
Weymouth 22 miles • London via the A303 132 miles (Distances and time approximate)

Accommodation and Amenities

Hilfield Manor: hall • drawing room • sitting room • dining room • kitchen / breakfast room
utility room • boot room / back hall • cloak room • WC • pantry • 7 bedrooms • 3 bathrooms

Hilfield Lodge: sitting room • dining room • kitchen • store rooms • utility room
boot room / back hall • 3 bedrooms • 2 bathrooms.

Coach House: 2 bedroom annex • double height gallery / studio room
games room /office • store rooms • 2 bedrooms • bathroom

Outbuildings: garage • summer house • wood store
additional store rooms and kennel

Gardens • grounds • woodland

In all about 14.68 acres (5.94 hectares)



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Your attention is drawn to the Important Notice on the last page of the brochure.

Situation

Hilfield Manor's location provides the perfect combination of an idyllic setting with outstanding rural views yet is only a short drive from the world class schools of Sherborne and all that this ever popular town provides. Hilfield has its own parish church and 4 miles away at Chetnole is the well regarded bistro pub The Chetnole Inn, post office and other facilities. The historic village of Cerne Abbas famous for its 'Giant' is less than 5 miles away providing other pubs and facilities.



Sherborne Prep, Sherborne Boys and Girls schools, Sherborne International College, Leweston, Port Regis, Sandroyd, Hazlegrove, Milton Abbey, Bryanston amongst many others in Dorset, Wiltshire and Somerset.



Sherborne, Dorchester, Salisbury, Weymouth and Poole.



There are extensive options for walking in the wonderful West Dorset countryside as well as along the Jurassic Coast - a World Heritage Site and Area of Outstanding Natural Beauty. The coast is home to some of the best beaches in the UK and provides ample opportunities for sailing, sea fishing and an abundance of country sporting activities. There is an equestrian centre and livery close by. There are golf courses at Sherborne, Yeovil, Dorchester and West Bay.



A wide range of bistro pubs and restaurants in the local area.



Sherborne provides a wide range of local facilities including a Waitrose and Sainsbury's. There are many well established independent shops contributing to Sherborne's charm and popularity. Yeovil has a large Tesco's along with most of the well known high street stores.



London approximately 132 miles via the A303



From 2 hours 12 minutes to London Waterloo from Sherborne



Bournemouth Airport 40 miles / 1 hour drive away offering national and international connections





Hilfield Manor

Hilfield Manor is a handsome and striking house dating back to circa 1880 with later additions and improvements. The property boasts a fine octagonal tower which accommodates the beautiful and gracious ground floor drawing room, the wonderful master bedroom suite on the first floor and finally bedroom 7 / study / library on the second floor. The latter has a door out to a large flat roof area which benefits from amazing panoramic views of the beautiful West Dorset countryside - an Area of Outstanding Natural Beauty. Thomas Hardy was a visitor to the property.

The current owners have undertaken thorough internal and external renovations to create a wonderful family home. Externally the majority of the windows have been replaced and extensive roof work has been conducted. Internally stunning contemporary design has been sympathetically and cleverly blended with the impressive period features. The kitchen is fully equipped featuring an electric AGA, a separate electric hob and oven, dishwasher, all set off with stylish white corian worksurfaces. The substantial master bedroom is much complimented by the luxuriously and tastefully fitted en suite bathroom with bath, separate glazed shower and double basins. Throughout the house the rooms are well proportioned with high ceilings.

Hilfield Lodge and The Coach House

Hilfield Lodge is useful self-contained ancillary accommodation providing living space plus 3 bedrooms and 2 bathrooms for staff, guests or family.

The Coach House forms two parts. The first is a self-contained potential kitchen / dining area plus 2 bedrooms and bathroom on the first floor. Secondly there is fantastic double height gallery / studio / gym / party room. There is also a games room / home office and 2 large storage rooms with a sitting room, two further bedrooms and a bathroom upstairs.

Needless to say Hilfield Lodge and Coach House represent wide flexibility for a purchaser to adapt to their own requirements.

There is a garage, summer house and some useful other outbuildings complimentary to a property of this size.

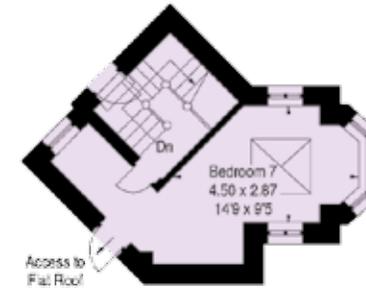




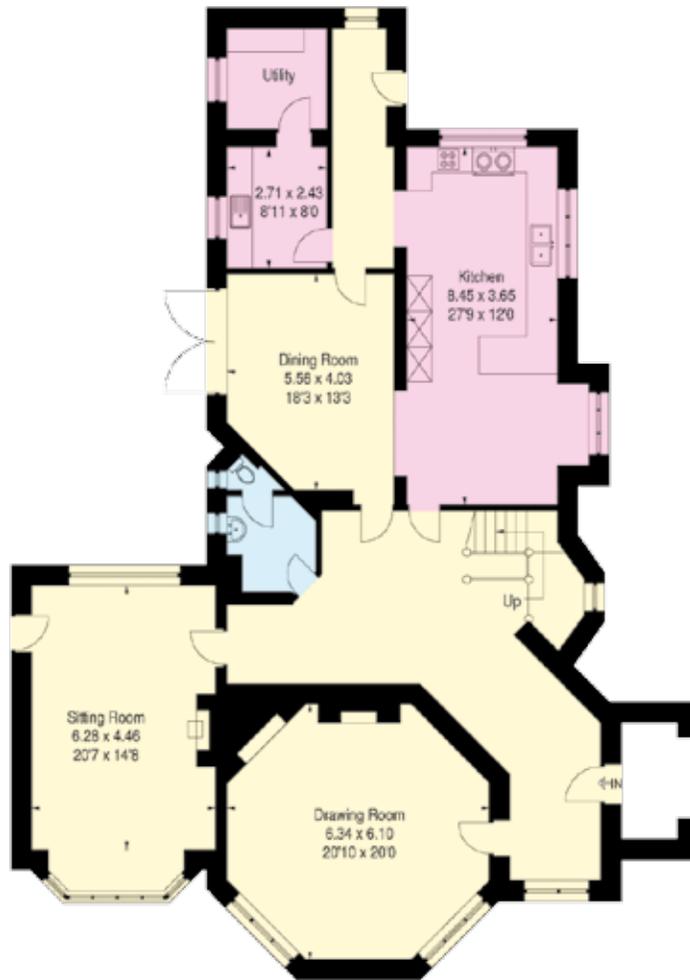
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

Approximate Gross Internal Floor Area

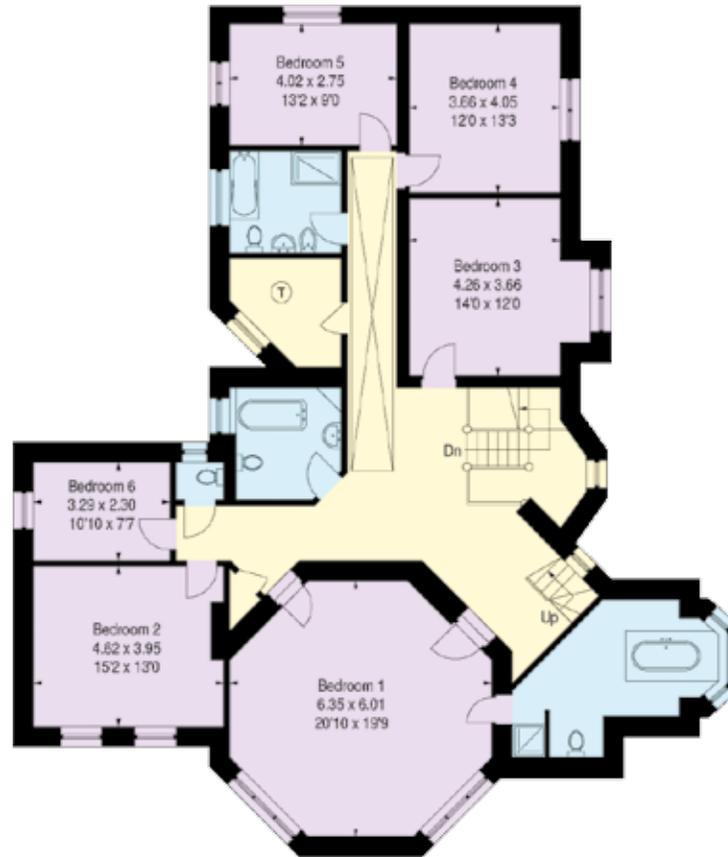
Main House: 420 sq m / 4,521 sq ft
 Coach House: 375 sq m / 4,036 sq ft (Including Void)
 Outbuildings: 51 sq m / 549 sq ft
 Total: 846 sq m / 9,106 sq ft



Second Floor

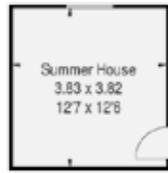
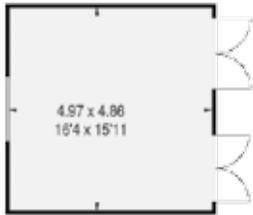


Ground Floor



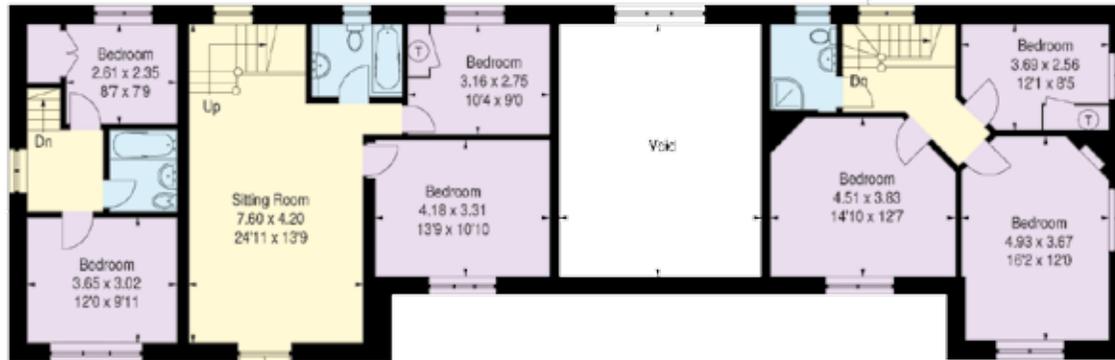
First Floor





Outbuildings

(Not shown in Actual Location/Orientation)

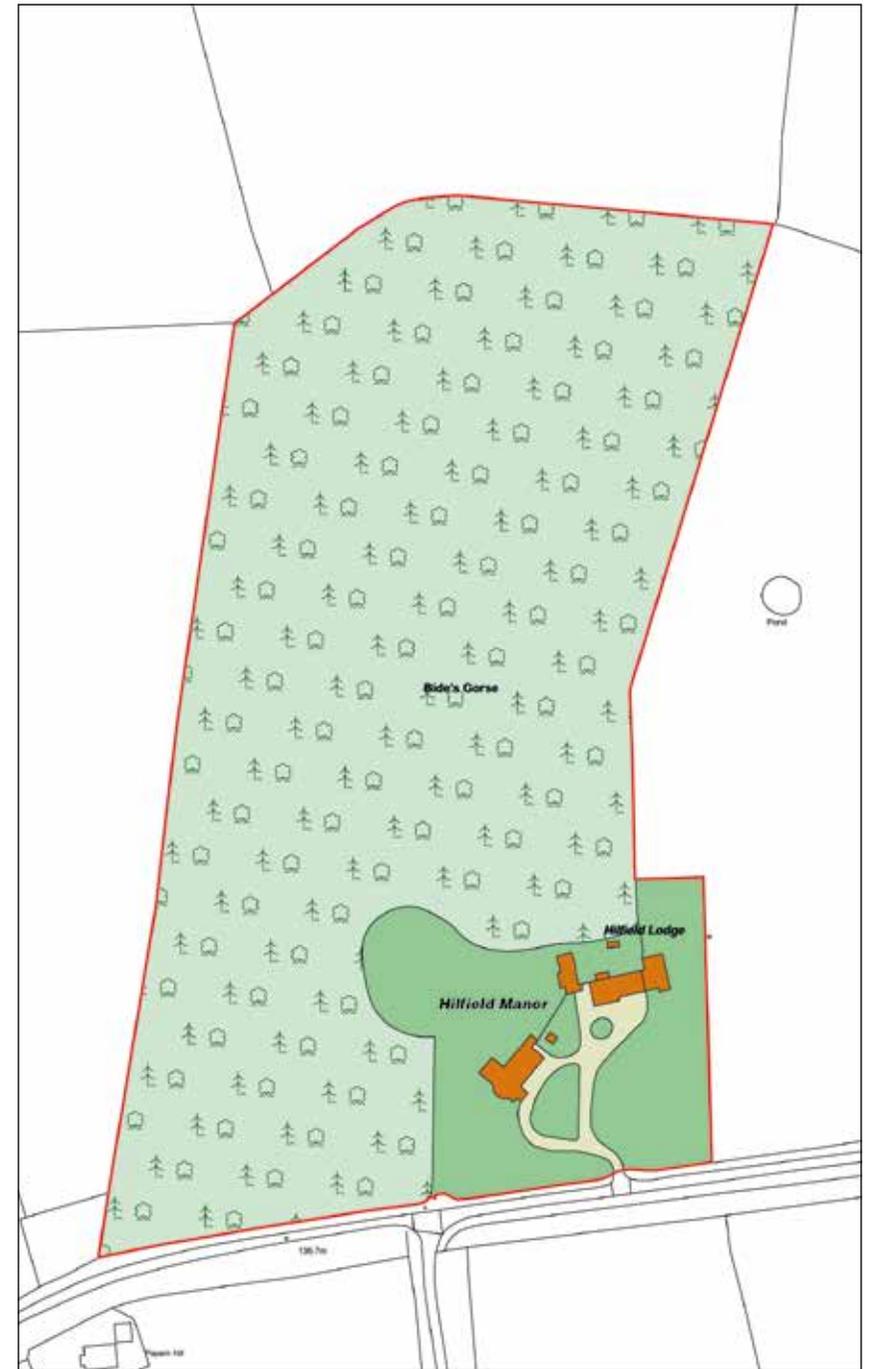


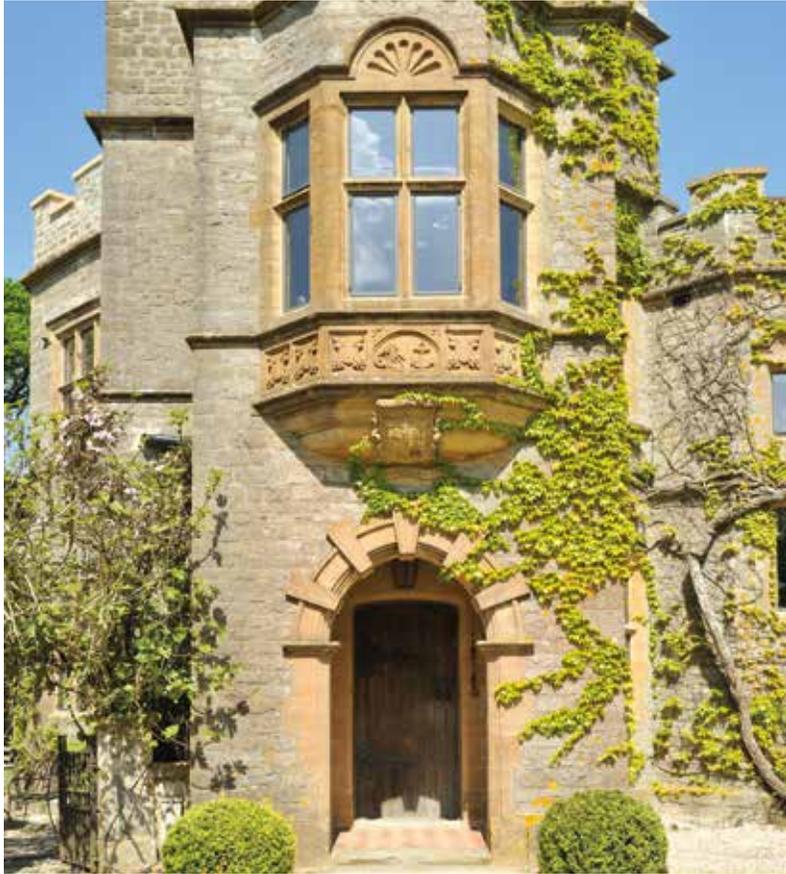
The Coach House - First Floor



The Coach House - Ground Floor

Hilfield Lodge





Gardens and Grounds

The property is accessed off a quiet lane through handsome stone pillared gateposts adorned with pineapple stone finials opening onto a gravel drive with a wide turning circle with ample parking. The property is surrounded by lawns, mature trees, shrubs and some pretty planting. The grounds have been further enhanced by a programme of landscaping. The wild pond and decking area being of particular note. The property is further enhanced by the ownership of beautiful mature woodland.

As a whole the property is approximately 14.68 acres (5.94 hectares).



Viewings

By appointment with the sole agents Knight Frank LLP.

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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Services and Council Tax

Mains water & electricity for both properties

Hilfield Manor: Oil-fired central heating. Sewage treatment plant.
Council Tax: Band H

Hilfield Lodge: Electric heating. Septic tank. Council Tax: Band B

Fixtures and fittings

Carpets, AGA and dishwasher are included in the sale.

Local authority

West Dorset District Council Tel: 01305 251010

Directions (Postcode DT2 7BA)

Proceed about 1.7 miles south of Sherborne on the A352 and then take the right hand turn to Leweston School at Longburton. Keep on this road for about 3.5 miles and then turn left at the junction, signposted "Hilfield". After another mile, turn right at the staggered crossroads, signposted "Hilfield Church and The Friary". You will see the house about 0.3 miles down on your right.



Hilfield Manor EPC



Hilfield Manor Lodge EPC

