



THE MANOR HOUSE

POYNTINGTON • NR SHERBORNE • DORSET



**Knight
Frank**





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An elegant and unspoilt Grade II listed Manor House set in extensive grounds with a 3-bedroom cottage, home office and outbuildings, stable block and paddock, swimming pool and tennis court*

Sherborne 3 miles (London Waterloo 2¼ hours) • Wincanton/A303 8½ miles
Castle Cary 12 miles (London Paddington about 90 minutes) • Dorchester 20 miles
(Distances and times approximate)

The Manor House

Hall • Drawing room • Library • Dining room • Sitting room • Study • Kitchen/breakfast room
Utility room • Butler's pantry, larder & wine store • 2 WCs

7 Bedrooms • 2 Dressing rooms • 3 Bathrooms • WC • Studio/attic room

Manor Cottage

Sitting Room • Kitchen • 3 Bedrooms • Bathroom • Garden

Office • Games room • Garage & workshop • Outbuildings • Formal gardens • Kitchen garden & greenhouse
Fruit garden • Swimming pool • Tennis court • Stables & tack room • Orchard • Paddock

In all about 4.6 acres (1.86 ha)



Sherborne

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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Situation and Amenities

The Manor House sits within its private grounds in the centre of the charming and peaceful small village of Poyntington. Situated in North West Dorset on the edge of the Blackmore Vale, the village, which contains the All Saints' Church of Anglo-Saxon origin and a popular nursery school, lies in a tranquil valley amidst beautiful Dorset downland yet only about 3 miles north east of the Abbey town of Sherborne.



There are some excellent private and state schools in the local area covering both primary and secondary education. Nearby Sherborne in particular is renowned for its schooling, which includes Sherborne Prep School, Sherborne Boys and Girls Schools, and The Gryphon School (state secondary). Bryanston, Millfield, Downside, Milton Abbey, Sandroyd, Hanford, Hazlegrove, Port Regis and Knighton House are also all within easy reach.



Sherborne and Shaftesbury provide a wide range of shopping and business facilities. The regional centre of Yeovil is 8½ miles away with the cities of Bath and Exeter both about 1 hour's drive away.



Sherborne, Yeovil, Bath, Exeter, Salisbury and Poole all provide excellent entertainment venues.



There are a number of bistro pubs and restaurants within nearby towns and in the local area.



Courses at Sherborne, Yeovil and Dorchester (Came Down).





The Manor House

A manor at Poyntington was originally established on the site in the 11th Century. The existing property, which is Listed as Grade II*, is believed to date from the late Tudor period of the 15th Century, when the earlier manor house was largely demolished and replaced by the present house, designed on a typical courtyard plan. It has been developed over the intervening 500 years to become what it is today; an elegant, characterful and unspoilt family home.

Set in rolling North Dorset downland and situated at the heart of a small village, the house is built of attractive, mellow stone elevations, clad with wisteria, magnolia, climbing roses and a pretty vine, under a clay-tiled roof. The north range has a gateway or carriage-entrance through it with original moulded ceiling-beams and plates, with an associated gatehouse. The property also has a number of fine octagonal stone chimney stacks, stone doorways and stone mullion windows. The accommodation is set on two floors with four principal reception rooms on the ground floor and seven bedrooms, two dressing rooms and three bathrooms on the first floor. The interior has many delightful and attractive period features including carved stone fireplaces, fielded panelling, chamfered beams, parquet floors, working shutters, window seats, a stone staircase and a carved oak staircase.

Recent restorations by the current owners to part of the property have been undertaken to an exceptional standard. These include new leaded light windows throughout (including restorations to the stone mullions), refurbishment of part of the north wing of the house to create a delightful self-contained wing, the installation of a beautiful, carved door in the drawing room and a new window in the east wing bedroom.







Planning Consents

From designs created by the renowned architect, William Bertram, detailed planning permission and listed building consent has been granted to re-model the existing kitchen and study area to create a new kitchen/breakfast room and inner hall. Plans to make further alterations to the first floor accommodation and create two en-suite bathrooms have also been officially approved.

Parking & Garaging

The house is approached over a gravelled drive, through cast iron gates set between stone piers with ball finials, to a large gravelled parking area immediately to the front of the house. Adjacent to the parking area and forming part of the south wing of the house is a garage with a workshop above accessed by an external stone staircase. A spur off the drive leads past the garage to a rear courtyard, where there is further parking, with access beyond to the paddock.

Manor Cottage

Originally a medieval dovecote and converted in the 1950s, the cottage is situated away from the main house on the far side of the drive and is built of attractive local stone beneath a tiled roof. It has been restored by the current owners and comprises a kitchen, sitting room, 3 bedrooms and a bathroom. The cottage also has an attractive small front garden enclosed by a wall.

Home Office, Stables & Outbuildings

Adjoining the cottage is a spacious home office with steps leading to loft storage above. Beyond are a log store, a workshop and a traditional Victorian stable block, comprising two pairs of Victorian loose boxes separated by a tack room. On the first floor of the stable block is a games room accessed from the tack room via a circular 19th Century Pyrenean staircase, which is fitted out with bespoke ash joinery and is fully wired for use as an additional home office. A door leads through to a hay loft. Nearby is a stone-built former pigsty, which now comprises a hen house, gardener's WC and storage.



Approximate Gross Internal Floor Area

Main House: 7,181 Sq Ft - 667 Sq M
(Including Garage)



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

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Approximate Gross Internal Floor Area

Manor Cottage and outbuildings: 3,245 Sq Ft - 301 Sq M q M



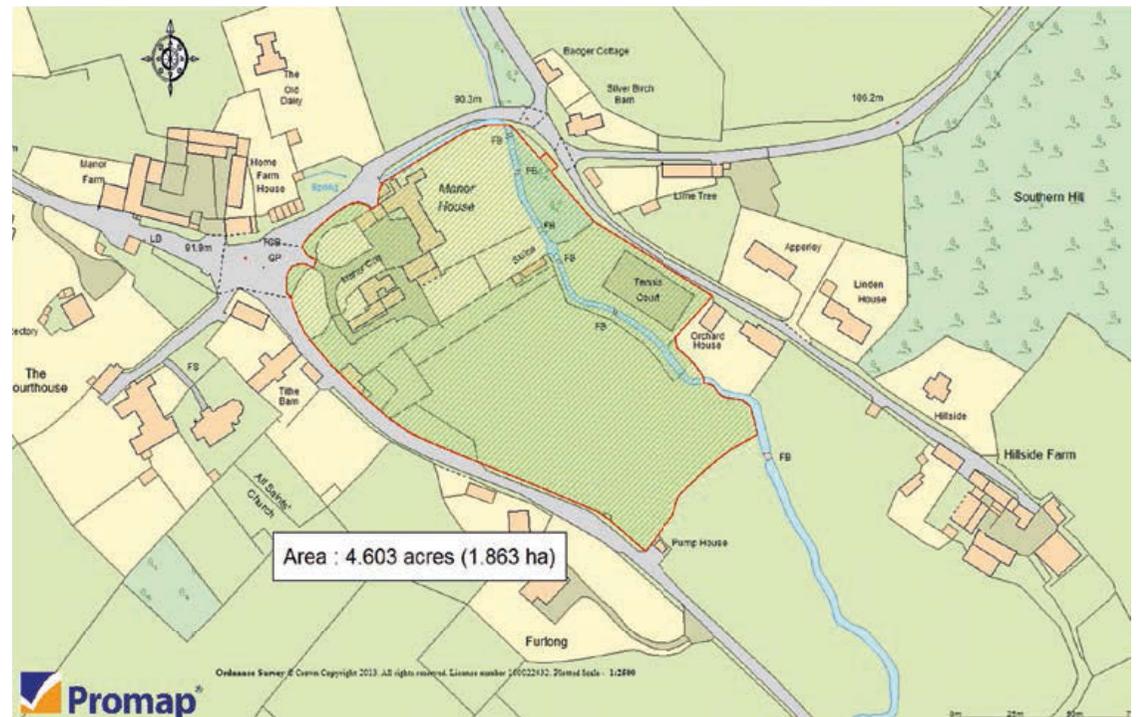


Gardens & Grounds

The gardens are largely surrounded by walls and have been beautifully landscaped to provide a wonderful setting for the house. Formal lawns stretch away from the house, flanked by well stocked herbaceous borders and many mature trees including a magnificent horse chestnut to one side of the lawn. On the southern side of the house is a large stone terrace leading to a swimming pool, which is heated by air source and solar panels, with a loggia and changing area to one side. Beyond the lawns and herbaceous borders there is a pretty stream which flows through a stand of mature woodland planted with wild flowers, leading to a broad grassed area beside the stream with a hard tennis court beyond.

To one side of the lawn and separated by a tall stone wall is the highly productive kitchen and cutting garden containing a variety of vegetable and flower beds and a charming timber greenhouse, based on a design from 'The Lost Gardens of Heligan'. Adjoining there is a fruit garden containing espaliered apple trees, cordon-trained pear trees and beds of soft fruit including gooseberries, raspberries, strawberries and blackcurrants and beds of rhubarb and asparagus. To the north of the stream and accessible both from the area in front of the stables and from the kitchen garden is a paddock of about 2 acres.

In all the gardens and land extend to about 4.6 acres (1.86 ha).





Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary Office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES10017767."

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Services

Mains and private water supplies. Mains electricity and drainage. Oil-fired and electric central heating.

Council Tax Band

The Manor House: Band H
Manor Cottage: Band B

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Tenure

Freehold.

Local Authority

West Dorset District Council: 01305 251010

Directions (Postcode DT9 4LF)

From London, head west on the M3 and exit on to the A303 at Junction 8. Continue on the A303 past Stonehenge and exit at Wincanton. Follow the A357 south and after about ½ mile turn right on to the B3145 signed to Sherborne and Charlton Horethorne. Proceed through the village of Charlton Horethorne following signs to Sherborne. After about 2 miles at the top of a hill turn left to Poyntington and proceed for about ½ mile down into the village. On reaching the centre of the village, the entrance to The Manor will be seen opposite you marked by stone entrance piers flanked by tall obelisk-shaped holly bushes.

Viewings

Viewings are by appointment with the sole agents Knight Frank LLP.



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