

THE CYPRESS HOUSE

CHILTON CANTELO • SOMERSET





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A substantial Grade II listed family home built in the 1850's and in need of some modernisation, standing in a large garden with the original walled garden and with easy access to Sherborne and Yeovil

Entrance hall • Reception hall • Drawing room • Sitting room • Dining room • Kitchen • Cloakroom
Former staff quarters with hall, reception room, original kitchen, scullery and larder • Extensive cellars

First floor: 3 Double bedrooms • 2 Bathrooms • Separate WC

Second floor: 3 Bedrooms • 2 Box rooms • Bathroom 3

Original Coach House with scope to convert (subject to PP and LBC) • Outdoor swimming pool • Stores and workshop
Large commercial glasshouse • Greenhouse

Walled garden and formal gardens

In all about 2.17 acres (0.88 hectare)

Yeovil 4½ miles • Sherborne 6 miles (Waterloo 2¼ hours) • Castle Cary 10 miles (Paddington 110 minutes) • A303 3½ miles.
(Distances & times approximate)



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



The Cypress House

The property was built in the 1850's for the then Provost of Eton. The house is a large detached Grade II listed property constructed of stone elevations under a slate roof with predominantly sash windows in the principal part with brick and stone chimneys. There is an ornate carved stone door surround and bay window on the southern elevation. There are a number of dormer windows within the roof space and a hamstone tower providing staircase access to the second floor which has balled finials on four corners. Lying on the northern side there is a single storey stone extension with a slate roof which provides the original servant's quarters and former kitchen.

The property requires some modernisation and refurbishment. The principal reception rooms are well proportioned and spacious and the house is well suited to family occupation. Entrance hall and reception hall with oak flooring and main staircase rising. Drawing room with open fireplace with carved mantel and slips, cornicing and bay window and oak flooring. Sitting room with open fireplace with marble mantel and slips and French windows onto southern terrace. Dining room with oak flooring, cornice and alcove with glass shelving and cupboard below. Kitchen with a range of wall and base units with stainless steel sink and mixer tap, twin electric cookers and plumbed for dishwasher. Inner hallway with rear staircase rising and access downstairs to extensive cellars with wine bins and providing excellent storage space. Access from the rear hall to the original servant's quarters providing a staff room/laundry, original kitchen with large timber dresser and a fireplace (sealed) which would have housed the original range. Scullery with original Belfast sink and washing copper. Butler's storage cupboards and a larder with shelving and game hooks. The first floor is arranged around the landing providing 3 double bedrooms and a principal bathroom. Rear hall with back stairs with a second bathroom and separate WC. A staircase to the second floor which provides 3 ancillary double bedrooms, 2 box rooms and a bathroom.





Situation

The Cypress House is situated on the edge of the small village of Chilton Cantelo which has a small private school. The parish church of St James is located adjacent to the school.



Chilton Cantelo School. There are a number of additional private schools in the area including Hazlegrove at Sparkford, Sherborne Preparatory School, Sherborne Schools (Boys and Girls), Millfield at Street and Taunton Schools.



Sherborne, Yeovil, Taunton, Bath, Bristol and Exeter.



Courses at Sherborne, Yeovil and Lovington (Nr Castle Cary).



A wide range of bistro pubs and restaurants within the local area including The Rose and Crown at Trent and The Green in Sherborne.



There are a number of footpaths giving access to the surrounding countryside.



The regional centre of Yeovil and the Abbey town of Sherborne are both easily accessible offering a wide variety of shops including Waitrose and Sainsburys in Sherborne.



The A303 is accessed about 3½ miles to the north and provides a direct east/west route linking with the M3 to London.



Mainline rail service from Yeovil and Sherborne with a regular service to London (Waterloo) taking 2¼ hours. Castle Cary to London (Paddington) in circa 110 minutes.



Bristol, Exeter and Bournemouth Airports are all within about 1 hour's drive offering connections around the UK, Europe and to other destinations.

Outbuildings

Lying north of the house is a large former Coach House constructed of stone elevations under a slate roof. This has three twin double doors providing extensive garaging space and further access to former stalls with the original stone cobbled floor. There are two first floor rooms – the former groom's room with fireplace and hay storage with an exterior opening for access. This building offers potential for conversion - subject to obtaining the necessary planning permissions and listed building consent. Within the walled garden there is a large former commercial aluminium framed glasshouse and in the garden there is a large aluminium framed greenhouse (for private use). Further outbuildings include a block and corrugated roofed workshop with high brick chimney. Log store and 2 former gardener's WC's which are located in a small internal courtyard on the east side of the house. This area is fully walled and houses the oil tank and has further access to the boiler room – a stone and slate roofed building housing twin Grant 90-110 oil-fired boilers.

Gardens and Grounds

Twin gates with carved stone gate piers lead up separate tarmac driveways to the house where there is an extensive parking and turning area on the west side. A border with shrubs and trees divides the two driveways and there is an area which could be used as a kitchen garden. Further access through a pillared opening leads to the Coach House where there is further tarmac parking. The main area of formal garden lies at the front of the house (S) and on one side (E). There is an expanse of south facing lawn with mixed borders, shrubs and trees. A flight of steps leads up to a terrace alongside the southern elevation with a surrounding low stone wall. The outdoor heated swimming pool (in need of refurbishment) with a paved surround is located on the eastern side. A further large expanse of lawn with stocked

borders and a variety of coniferous and deciduous trees lies to the east. There is a separate 5 bar timber gate onto the lawn giving further independent access to this area. The original walled garden lies north west of the house and west of the Coach House with predominantly brick walling. This is a level area with lawn and a gravelled area and includes a large former commercial glasshouse. There is scope to improve this area and to add a tennis court here (subject to PP and LBC). The walled garden is accessed via an opening in the stone wall and a further wrought iron pedestrian gate located within the southern brick wall. In all the garden and grounds total about 2.17 acres.

Directions (Postcode BA22 8BE)

From Sherborne proceed north on the B3148 towards Marston Magna. After just over 4 miles turn left at the T-junction (by the Marston Inn) onto the A359 and after ¼ mile take the right turn (on a left bend) signed to Chilton Cantelo. Continue along this lane for about 1 mile and the entrance to The Cypress House will be found on the right.

Services: Mains water, electricity and drainage. Oil-fired central heating.

Council Tax Band: G

Tenure: Freehold

Local Authority: South Somerset District Council 01935 462462

Viewings

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

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.

NB: We hereby declare an interest in the property under S.21 of the Estate Agent's Act 1979. Specific details are available on request.



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

Approximate Gross Internal Floor Area

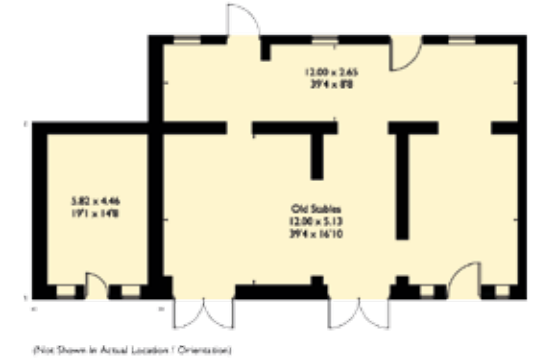
636.1 sq m / 6847 sq ft (Excluding Cellar)

Outbuilding = 61.4 sq m / 661 sq ft

Stables = 121.9 sq m / 1312 sq ft

Total = 819.4 sq m / 8820 sq ft

(Excluding Eaves)



(Not Shown In Actual Location / Orientation)



Important Notice:

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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.



