

MANOR FARM HOUSE

LOWER ZEALS • ZEALS • WILTSHIRE





MANOR FARM HOUSE

LOWER ZEALS • ZEALS • WILTSHIRE • BA12 6LG

Mere 1.5 miles • Gillingham 4 miles (London Waterloo from 1 hour 58 minutes) • Bruton 10 miles
Castle Cary 14 miles (London Paddington from 1 hour 42 minutes) • Bath 25 miles • Salisbury 26 miles
(All distances and times are approximate)

*A handsome Queen Anne manor house and four outstanding
17th Century stone barns surrounding a beautiful grass farmyard*

Hall • Drawing Room • Dining Room • Library • Study

Kitchen/Breakfast room • Utility Room, • Larder • Cloakroom • Cellar

6 Bedrooms • 3 Bathrooms • Shower room • 7th Bedroom adjoining the Library (approached from courtyard)

Outbuildings • Stables • Workshop & logstores • Garage • Carport for 6 cars

Charming well stocked walled garden, tennis court, paddocks and pasture

Barnyard Cottage with 5 bedrooms and 2 bathrooms

6 Lower Zeals with 2 bedrooms and bathroom

Collection of outstanding tythe barns with work / live planning consent as well research into their potential for a variety of uses including residential, rural offices, weddings / functions or group accommodation (subject to necessary consents).

In all about 15.72 acres

Available as a whole or in 4 Lots

Country Department

33 Margaret Street
London W1G 0JD

Contact: Lindsay Cuthill
Tel: 0207 016 3820
lcuthill@savills.com



savills.co.uk

Salisbury

Rolfes House, 60 Milford Street
Salisbury, Wiltshire SP1 2BP

Contact: Charlie Stone
Tel: 01722 426880
cstone@savills.com



SITUATION

Manor Farm House is situated at the end of a lane surrounded by its own land and the ancient parkland of Zeals House which can trace its roots back to the Domesday book in 1080. An area renowned for its beautiful countryside, undulating landscape, flora and fauna.

The quality of the soil has left a rich agricultural legacy along with fresh water springs feeding a tributary of the Stour that to this day supply wells to one of the cottages and True Love field to the south.

The market town of Mere is close by having a range of local shops and pubs. Gillingham is about 4 miles to the south with a Waitrose and railway station to London Waterloo taking from 1 hour 58 minutes. To the north and west is the ever popular town of Bruton with its fashionable restaurants; At the Chapel and Roth Bar & Grill at the Hauser & Wirth Gallery. Trains to Paddington are available from Castle Cary. A more comprehensive range of shops, restaurants, cinema and amenities are available in Salisbury or Bath.

There are a number of excellent schools within reach including Hazelgrove, Port Regis, Hanford, Clayesmore, Sherborne, Bryanston, St Marys Shaftesbury, Millfield and Downside.

Racing at Wincanton, Salisbury and Newbury. Hunting with the South and West Wilts or The Blackmore and Sparkford Vale. Golf at Frome or Sherborne. The renowned gardens at Stourhead are close by and Longleat House / Safari Park is a little further to the north. The south coast is within easy reach providing a wide range of watersports.





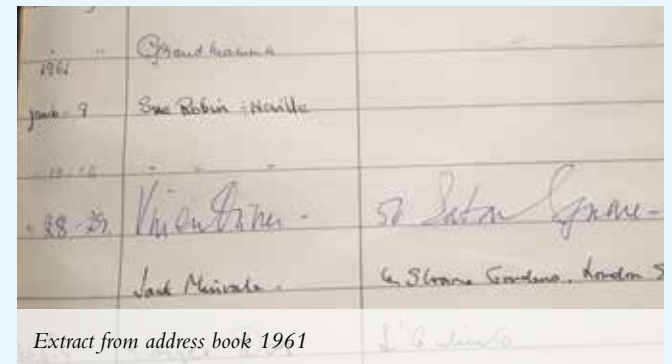
Vivien Leigh with Alice in Wonderland in the garden



Vivien Leigh with Leigh Holman and Louise Oliver looking at the roses



Boer War homecoming 1902



Extract from address book 1961

HISTORICAL NOTE

Few will fail to be captivated by the elegance and charm of this essentially Queen Anne manor house, but it is to the 20th Century that we look to discover a glamorous world in which Manor Farm House took centre stage.

Photographic evidence collected by the current owners shows a house decorated in 1902 to welcome home the then owners from the Boer War. Later a lawn tennis court is laid out for Wimbledon competitors, the White sisters.

In 1959 Leigh Holman took a 21 year lease on the house. Mr Holman was the first husband of Academy award winning actress Vivien Leigh. Famous for her leading role in *Gone with the Wind*, Ms Leigh (later Lady Olivier) was a constant guest and friend at Manor Farm House. The house resonates with the atmosphere of this golden age.

The current owners are the grandchildren of Vivien Leigh, and her love of gardens and English country houses is very evident to this day.





DESCRIPTION

LOT 1 - MANOR FARM HOUSE & HISTORIC BARN (ABOUT 7.26 ACRES)

Manor Farm House is a handsome largely Queen Anne country house which is believed to originally date from the 17th Century with later additions. It is built of mellow Flemish bond brick elevations with chamfered stone quoins under a hipped slate roof. The house and the barns are Listed Grade II as of Special Architectural & Historic importance.

Internally the property has a very welcoming feel to it and has clearly been a much loved family home over the generations. The reception rooms are both charming and well proportioned with a host of period features including impressive fireplaces, working shutters and two attractive oval windows. The reception hall has a magnificent oak stair case leading right up to the second floor.

On the first floor there are 4 bright and spacious bedrooms with charming views over parkland, the gardens and farmyard. There are 3 bathrooms with a further 2 bedrooms on the second floor. A 7th bedroom adjoins the Library on the ground floor being accessed externally.

Above the utility room is a cosy study with pretty views over the garden. Please see the floor plans for room dimensions and layout.

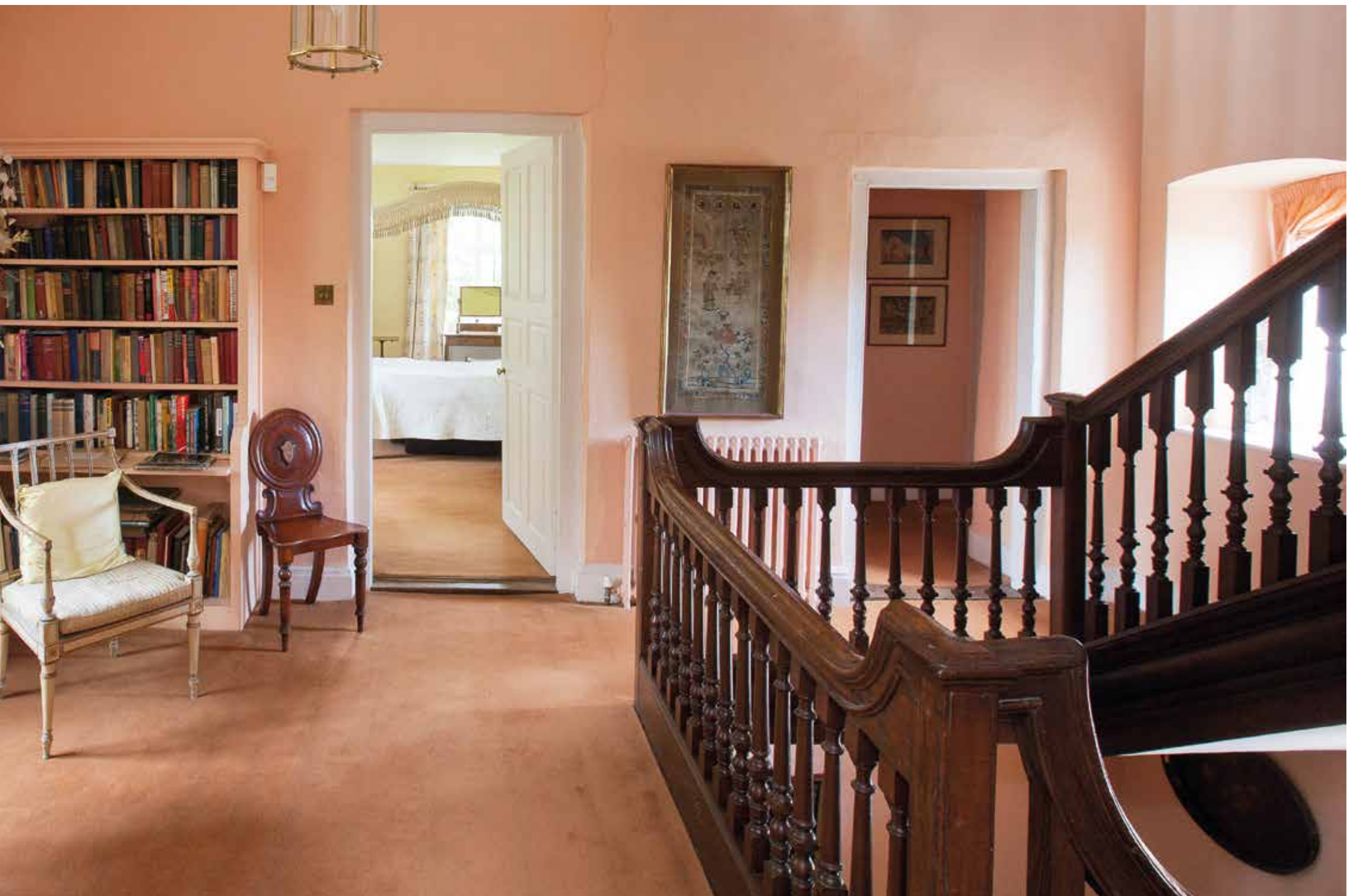
To the north and west of the house are a variety of stone outbuildings, including barns, workshops, garaging and logstores. In addition there is a carport for 6 cars.

Flanking a charming grass farmyard is an L shape range of beautiful stone barns which are believed to pre date the house of early 17th Century origins. They are both impressive and magnificent and have been restored over the last few years by the current owners.

The barns have the benefit of planning and listed building consent permitting the conversion of the group of buildings into 4 live / work units, in addition to the creation of external parking spaces and erection of new garaging. Planning No: S/2011/0546.

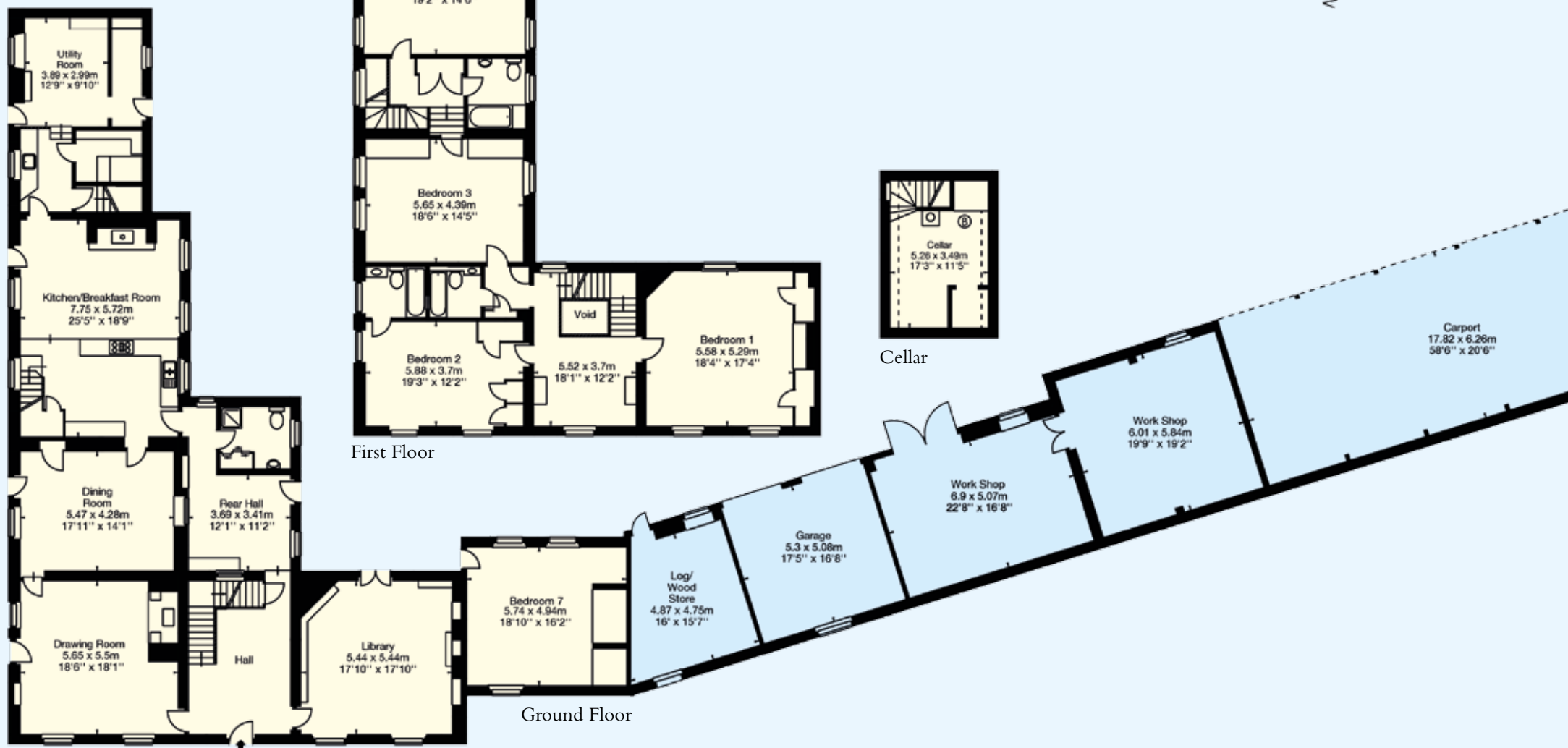
The current owners have commissioned a report that has carefully considered a planning review of the barns and also undertaken some competitor analysis. This identifies the site as having potential for a variety of different uses including rural offices, weddings / functions and group accommodation. Further details within the report are available from the selling agents.

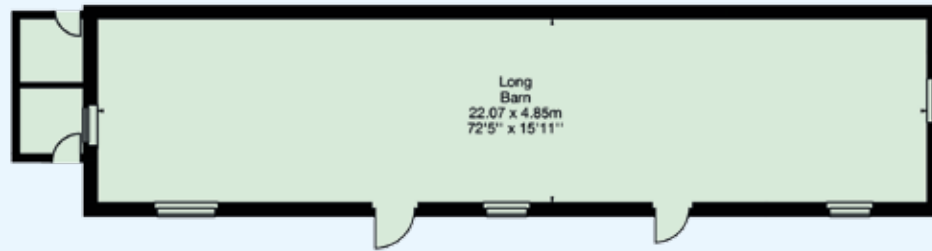




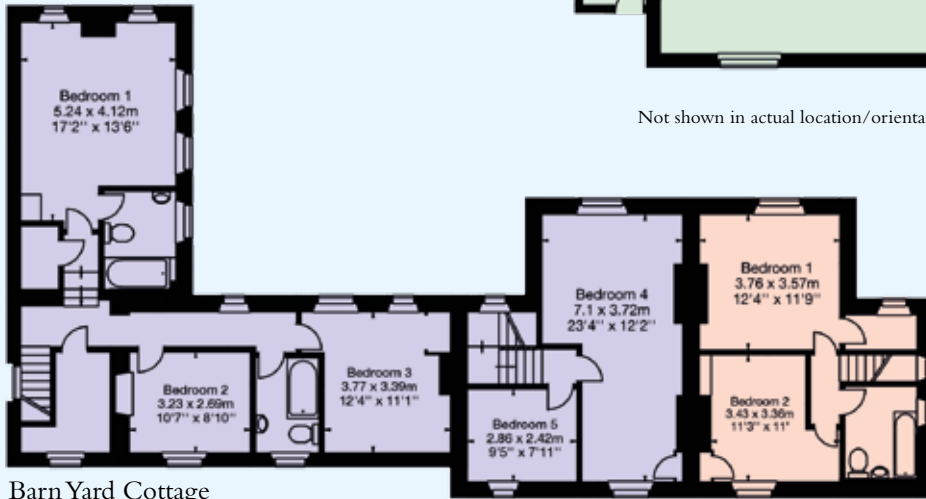
- Main House
- Garage / Carport Outbuilding
- Barn Yard Cottage
- 6 Lower Zeals
- Outbuilding

Gross internal area (approx.)
 Main House: 522 sq m / 5622 sq ft (Including Cellar)
 Garage/Carport Outbuilding: 231 sq m / 2488 sq ft
 Barn Yard Cottage: 232 sq m / 2501 sq ft
 6 Lower Zeals: 81 sq m / 879 sq ft
 Outbuilding: 238 sq m / 2566 sq ft
 For identification only - Not to scale



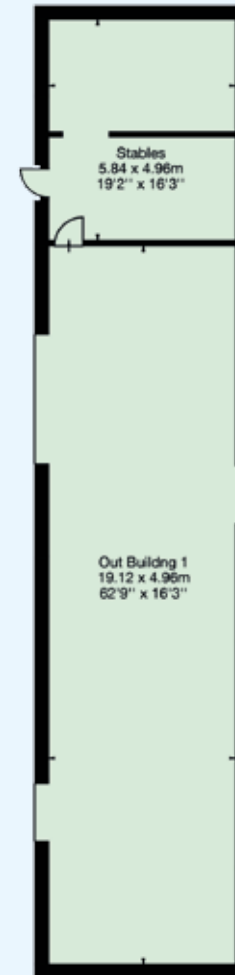


Not shown in actual location/orientation

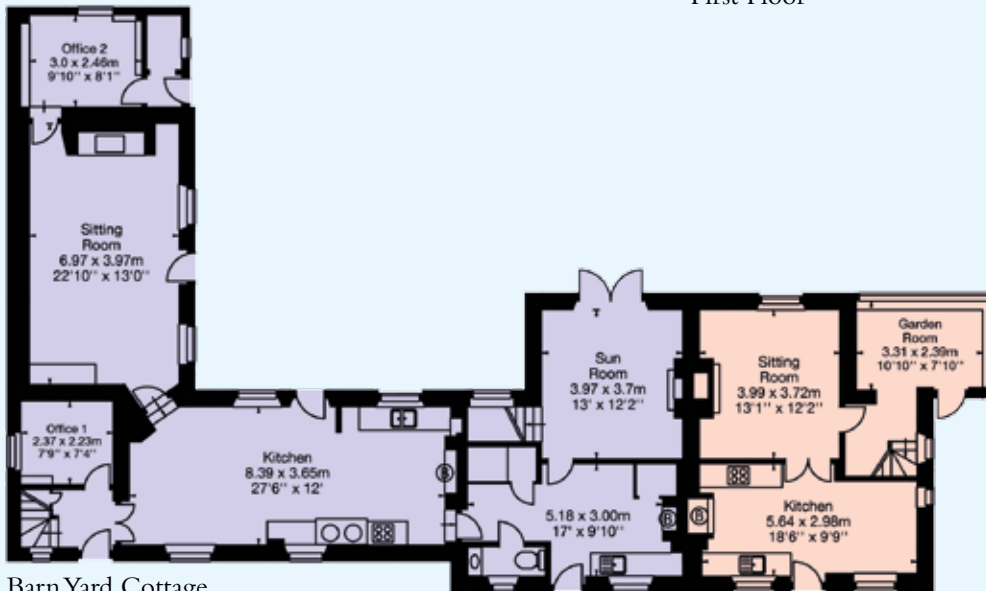


Barn Yard Cottage
First Floor

6 Lower Zeals
First Floor



Not shown in actual location/orientation



Barn Yard Cottage
Ground Floor

6 Lower Zeals
Ground Floor





The Cottages

OUTSIDE

The house is approached from the lane over a gravel drive to the eastern facade (front of the house) or over a secondary gravel drive to a courtyard at the rear.

GARDENS AND GROUNDS

These have been beautifully landscaped and cared for over the years. They are largely to the south of the house comprising a charming walled garden with a croquet lawn flanked by well stocked herbaceous borders, specimen trees and shrubs. To the south west is an attractive parterre garden with roses and a sunken garden with pond beyond. These are bordered by neatly clipped box hedging, gravel and stone paths and mature beech hedge to the west.

Outside the garden walls past the cottages, a track leads to the orchard and hard tennis court. To the south is a useful fenced paddock. In all Lot 1 extends to about 17.72 acres.

LOT 2 - BARNYARD COTTAGE

This is built of brick and stone under a tile roof and briefly comprises a kitchen / breakfast room, sitting room, 2 studies, utility

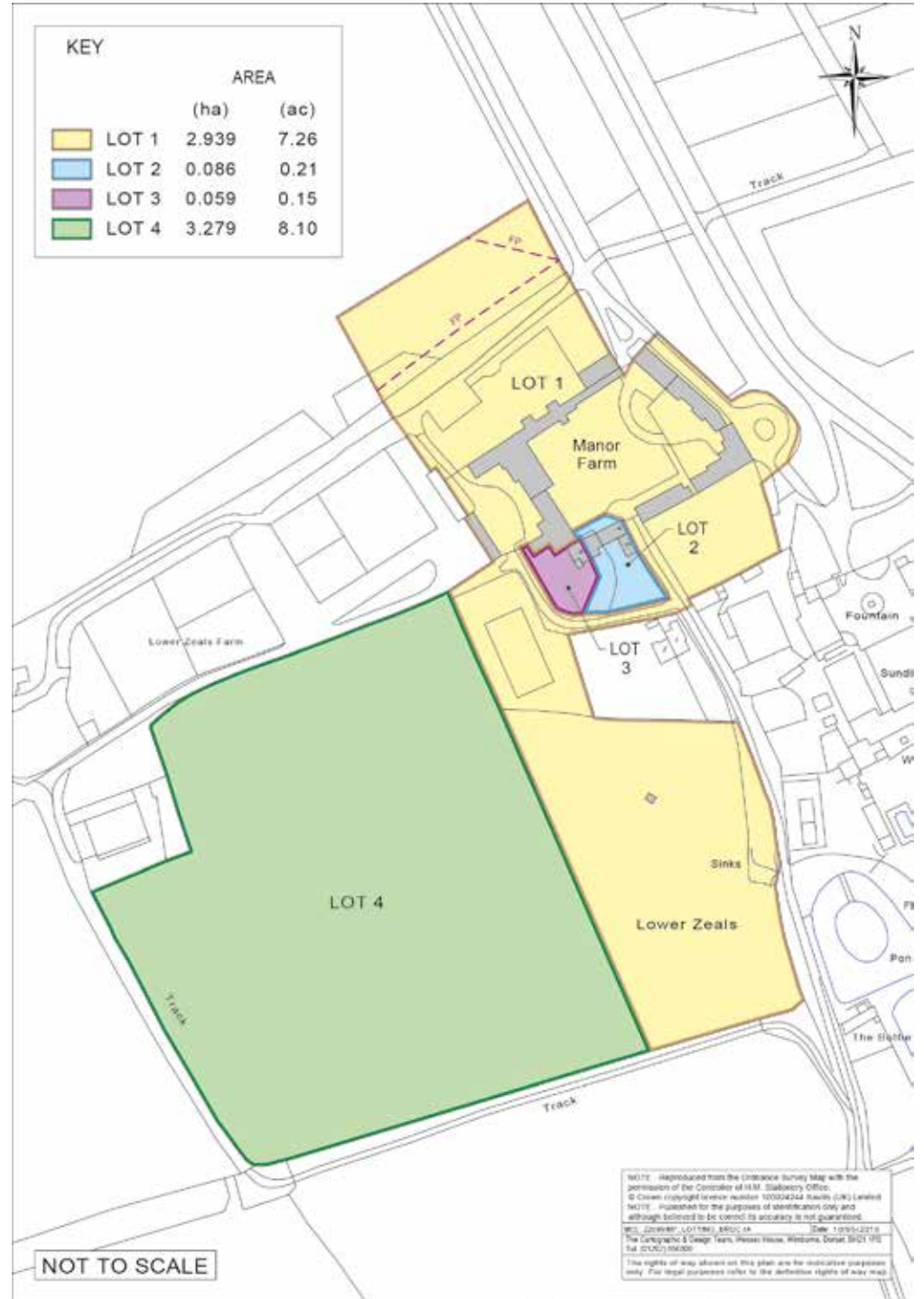
room and garden room on the ground floor. On the first floor there are 5 bedroom and 2 bathrooms. The property has a pretty garden to the rear with a large terrace, lawns and views over open countryside. Please see the floor plans for room dimensions and layout. In all Lot 2 extends to about 0.21 acres.

LOT 3 - 6 LOWER ZEALS

This forms the smaller half of Barnyard Cottage (semi-detached) and is also built of brick and stone under a tile roof. The accommodation briefly comprises a kitchen, sitting room and garden room on the ground floor. On the first floor there are 2 bedroom and a bathroom. The property has a pretty garden to the rear with terrace, lawns and views over open countryside. Please see the floor plans for room dimensions and layout. In all Lot 3 extends to about 0.15 acres.

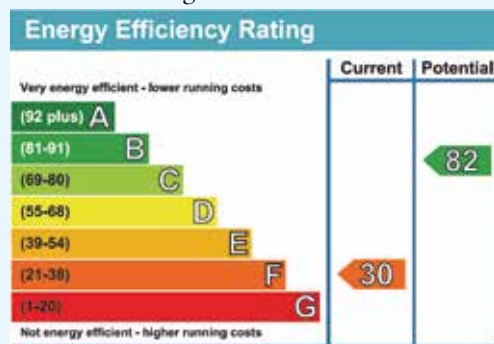
LOT 4 - PASTURE

To the west of Lot 1 is an area of gently sloping pasture. It is fenced and ideal for grazing livestock. In all Lot 4 extends to about 8.1 acres.

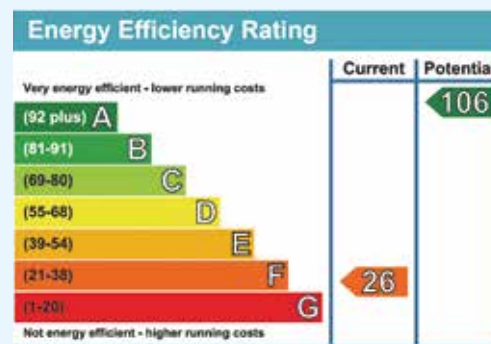




Barn Yard Cottage



6 Lower Zeals



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Details prepared: 16/05/13 CS. Photographs taken: May 2015. Kingfisher Print and Design. 01803 867087.



GENERAL REMARKS & STIPULATIONS

Postcode

BA12 6LG

Tenure

Freehold with vacant possession upon completion.

Agents Note

Detailed plans of the tythe barns showing the live / work planning consent will be available to view at the property or copies will be available from the selling agents.

The barns are approximately 10,900 sq ft.

Services

Mains Electricity. Oil fired central heating. Private Water and Drainage.

Local Authority

Wiltshire District Council – 0300 456 0100

Outgoings

Manor Farm House – Council Tax Band H

Barnyard Cottage – Council Tax Band E

6 Lower Zeals – Council Tax Band C

Fixtures and fittings

Those items mentioned in the particulars are included in the sale. All other items such as fitted carpets, curtains, light fittings and garden statuary are excluded from the sale, although some items may be available by separate negotiation.

Energy Performance

A copy of the full Energy Performance Certificate for the cottages is available upon request.

Directions

From London head west on the M3, bearing onto the A303. Continue past Stonehenge and after the Mere exit take the sign off the A303 to Lower Zeals and Stourhead. After a short distance, continue straight over the T-junction signed Lower Zeals. Having passed the gates to Zeals House on the left, take the next left down a lane and the entrance gates to Manor Farm House will be found straight ahead.

Viewing

Strictly by appointment with Savills Salisbury of London Country Department.



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