

# BULLPITS

BOURTON • GILLINGHAM • DORSET



savills









# BULLPITS

BOURTON • GILLINGHAM • DORSET • SP8 5AX

Gillingham 4.5 miles (trains to London Waterloo from 1 hr 58 minutes) • Shaftesbury 9.5 miles  
Sherborne 15 miles • Salisbury 27.5 miles  
(All distances and time are approximate.)

*A handsome country house set in exceptional gardens and grounds with outbuildings, 2 cottages and an 18 hole golf course with club house.*

## Main House

Reception hall • Drawing room • Dining room • Sitting room • Conservatory • Study  
Kitchen/breakfast room • Utility room • 2 cloakrooms • Galleried Library • Cellar/cinema room  
Master bedroom with dressing room and bathroom  
5 further bedrooms • 3 further bath/shower rooms (one en suite)

## Cottages and Outbuildings

Deer Cottage with living room, kitchen, conservatory, 2 bedrooms, bathroom  
Honey Cottage with studio room, kitchen, bathroom  
Club House with kitchen and cloakrooms  
Extensive garaging • Workshops • Garden stores

## Gardens and Grounds

Terraces • Lawns • Formal ponds • Kitchen garden • Woodland  
18 hole par 60 golf course over parkland setting with car park

## Lot 2 - Iron Cottage

2/3 reception rooms • Kitchen • Utility room • Boot room  
3/4 bedrooms • 2 bathrooms (one en suite) • Garden

## About 17.9 acres in total

**Savills Salisbury**  
Rolfes House, 60 Milford Street  
Salisbury, SP1 2BP

Jacquie Owen  
01722 426 822  
jowen@savills.com



savills.co.uk

**Savills Country Department**  
33 Margaret Street  
London, W1G 0JD

Camilla Foster  
020 7016 3718  
cjfoster@savills.com





## Situation

Bullpits sits in a rural location on the edge of the village of Bourton and is set high above the River Stour amidst delightful rolling countryside. The renowned Stourhead Estate is nearby with its beautiful National Trust gardens in addition to hundreds of acres of Forestry Commission land with numerous bridleways and footpaths.

Bourton has a range of local amenities including a primary school, shop, public house, doctors surgery and church with the nearby towns of Gillingham and Mere offering more

comprehensive shopping facilities. Gillingham also has a direct rail service to London Waterloo (from 1 hour 58 minutes). The Cathedral City of Salisbury is 27.5 miles away. The A303 is close by and gives good road access to the West Country and London (via the M3).

The area is known for a number of excellent prep and secondary schools including Port Regis, Sandroyd, Hazelgrove, the Sherborne schools, Bryanston, Millfield and St Mary's Shaftesbury.







## Description

Bullpits is a superb Grade II listed country house, believed to date from the 1720s with 19th Century additions. The facade is Regency in style and has a rendered elevation with three bays and sash windows. The oldest part of the house is to the rear and is formed from rubble elevations under a tile roof with casement windows.

The front door opens into a covered porch which in turn opens into a well balanced hall giving access to the principal reception rooms. The hallway retains the original blue lias flagstone floor which continues through to the dining room, rear hall and kitchen/breakfast room. To the left is the comfortable sitting room with a Jet Master fireplace and double doors opening through to a conservatory. The dining room is to the right and is well suited for entertaining with hidden doors leading to the kitchen and butler's pantry and double doors opening through to an elegantly proportioned drawing room with French doors to the terrace. The reception rooms all have beautiful sash windows, original shutters, ceiling roses and attractive fireplaces.

The front hall leads through to a welcoming rear hall in the oldest part of the house and with a woodburning stove and access through to the kitchen/breakfast room and stairs up to a study. The study in turn has a hidden door within a fitted shelf unit which opens through to a galleried library. The kitchen is a superb family space with hand-painted fitted cabinets, a Welsh dresser, 2-oven Aga and a range of appliances. There is a separate utility room with access through to a second cloakroom and the back staircase. The cellar provides excellent wine storage and a cinema/games room.

On the first floor a galleried landing gives access to the four principal bedrooms. The master bedroom has an en suite bathroom and dressing room, laid out in a circular plan and with delightful views over the gardens and grounds. The main guest room is at the far side of the house with an en suite bathroom and two further bedrooms share the family bathroom. On the second floor there are two further bedrooms and a shower room.







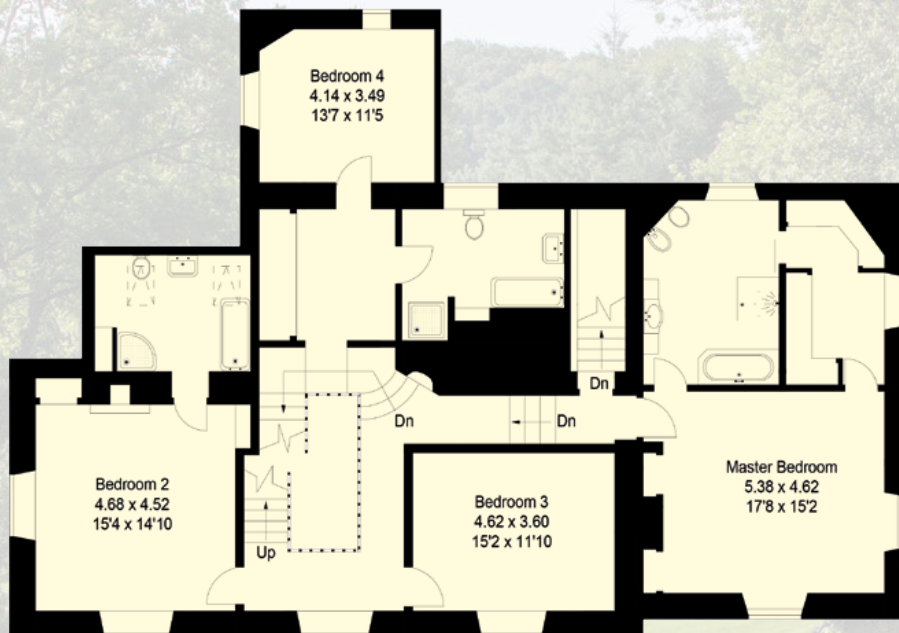




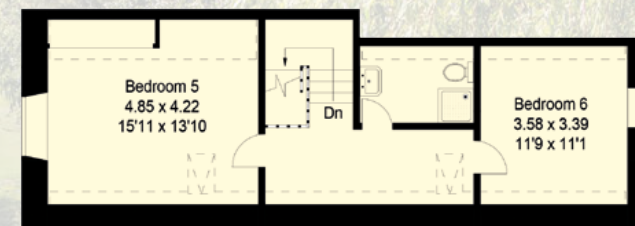




Approximate Gross Internal Floor Area:  
Main House = 534 sq m / 5750 sq ft  
For identification only. Not to scale.



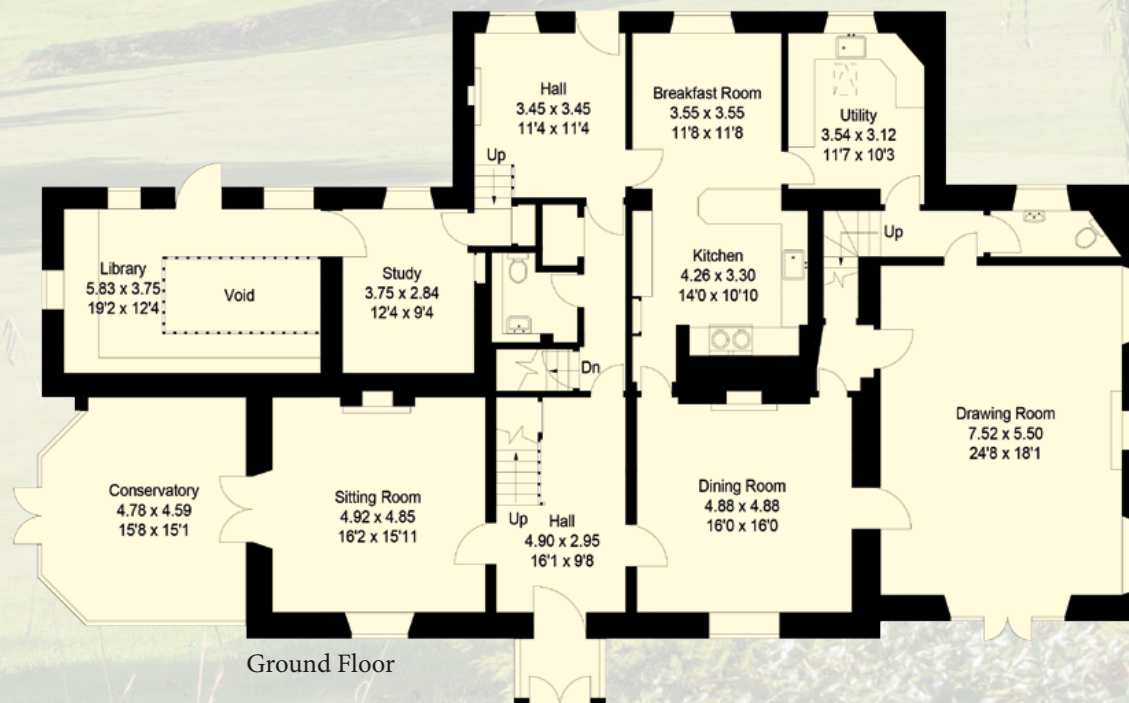
First Floor



Second Floor



Basement



Ground Floor

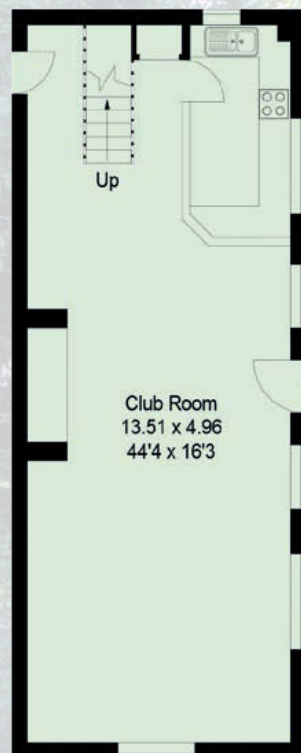
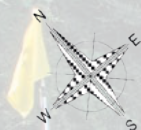




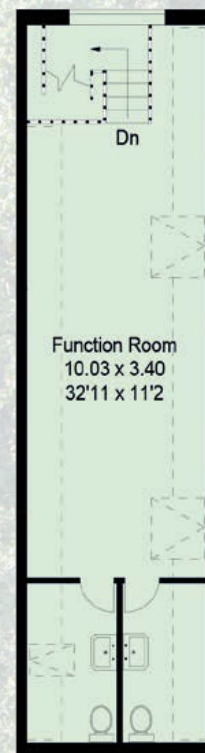
- Deer Cottage
- Garages & Workshop
- Club House
- Honey Cottage
- Garage

Approximate Gross Internal Floor Area:  
 Deer Cottage = 85 sq m / 916 sq ft  
 Garages & Workshop = 80 sq m / 865 sq ft  
 Club House = 113 sq m / 1213 sq ft  
 Honey Cottage = 36 sq m / 392 sq ft  
 Garage = 38 sq m / 413 sq ft

For identification only. Not to scale.

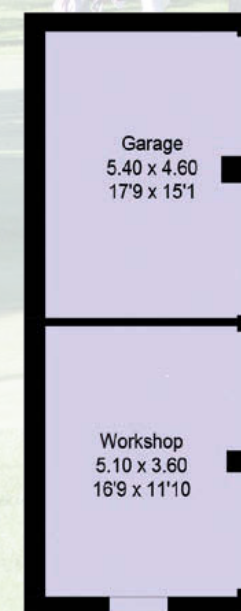
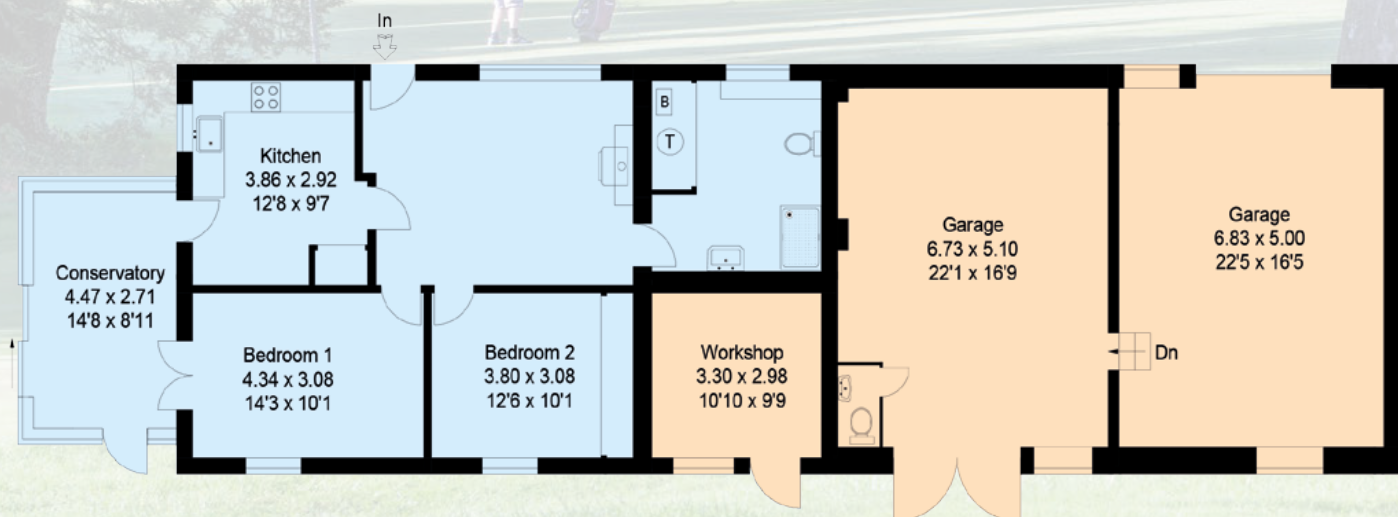
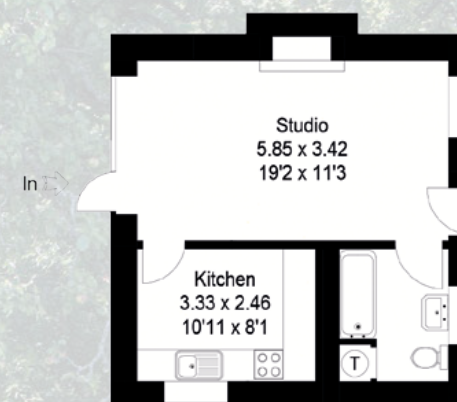


Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0"



*These plans are not shown in actual location/orientation*





Club House



Honey Cottage



Deer Cottage

## Cottages and Outbuildings

Behind the main house is an attractive range of period outbuildings, two self-contained cottages and additional garages.

The larger of the cottages is Deer Cottage which has a living room, kitchen, conservatory, two bedrooms and a bathroom. It adjoins a range of period outbuildings, currently used as garaging and storage. In addition there is a detached self-contained studio, known as Honey Cottage which could be utilised as a superb home office or games room.

Beyond Deer Cottage is a further courtyard, framed by garaging and a machinery store and providing ample parking.



## Gardens

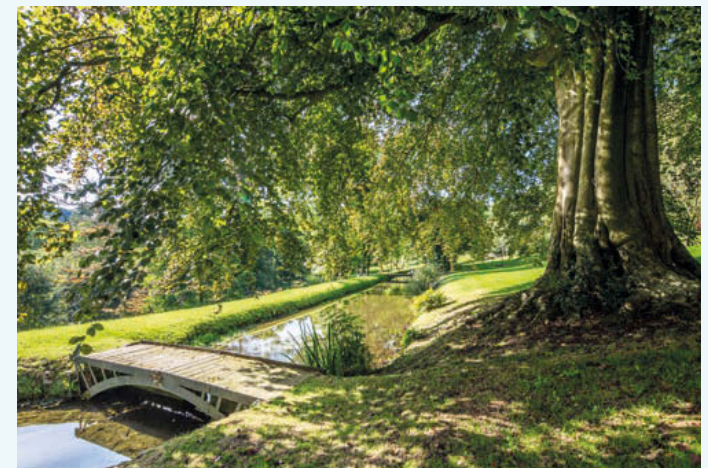
Bullpits is approached via double security gates with the driveway leading to a parking area at the side of the house. A spur drive leads around to a second courtyard with an additional parking and turning area.

The formal gardens are principally to the South and West of the house and are predominantly laid to lawn with many beautiful specimen trees including a magnificent Cedar of Lebanon, Weeping Ash, Copper Beech and Mulberry. There are two attractive formal ponds framed by laurels and rhododendrons with a secluded pathway giving access to the lower lawns. To the South and West of the house a large terrace has steps down to the lawns and provides a wonderful spot to enjoy the views towards the River Stour and countryside beyond. In the lower gardens to the South West are two leats which were constructed as part of the rope making industry but now form an attractive water garden.

Parking is predominantly to the East of the house with a wide gravel path giving access to the back door, terrace and a pretty walled kitchen garden, adjacent to Honey Cottage. The path continues between Deer and Honey Cottages, passing a spectacular herbaceous border which sits against the remaining wall of an historic walled garden. The path leads down to a pretty pavilion, currently used as the golf club house and with a kitchen and cloakrooms.

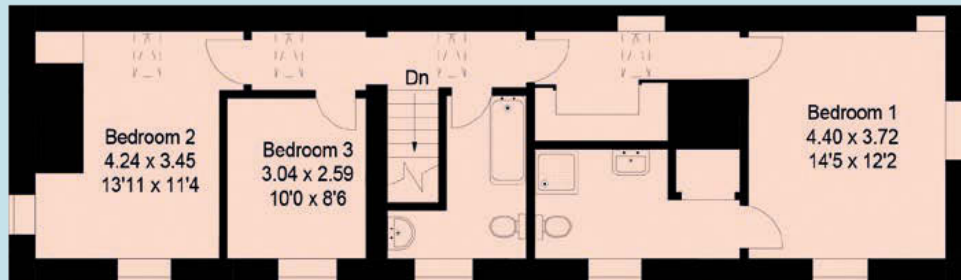
## Parkland and Golf Course

To the East, West and North of the house the balance of the grounds form a superb parkland golf course. It is an 18-hole par 60 course with plenty of natural obstacles and beautiful scenery. If the course is not required, this land could easily be returned to pasture, providing an exceptional setting for the house. To the North East there is additional gated access from Pen Mill Hill Lane.

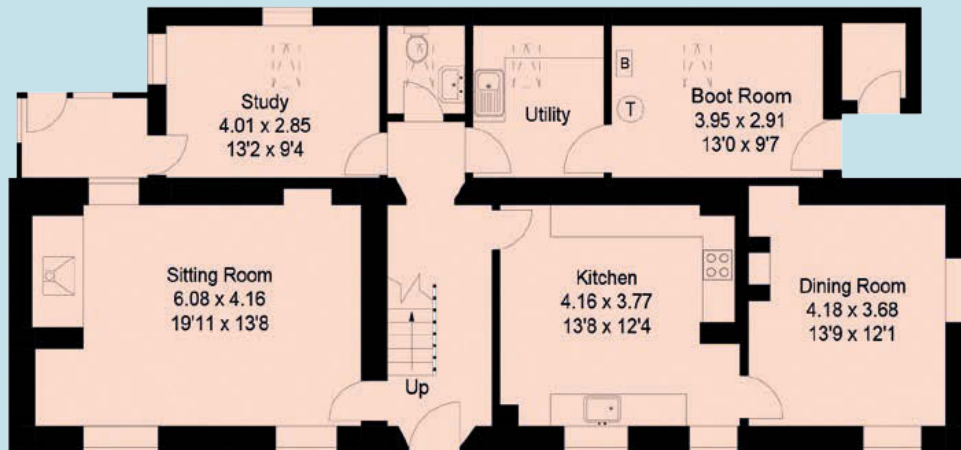




Approximate Gross Internal Floor Area:  
185 sq m / 1991 sq ft  
For identification only. Not to scale.



First Floor



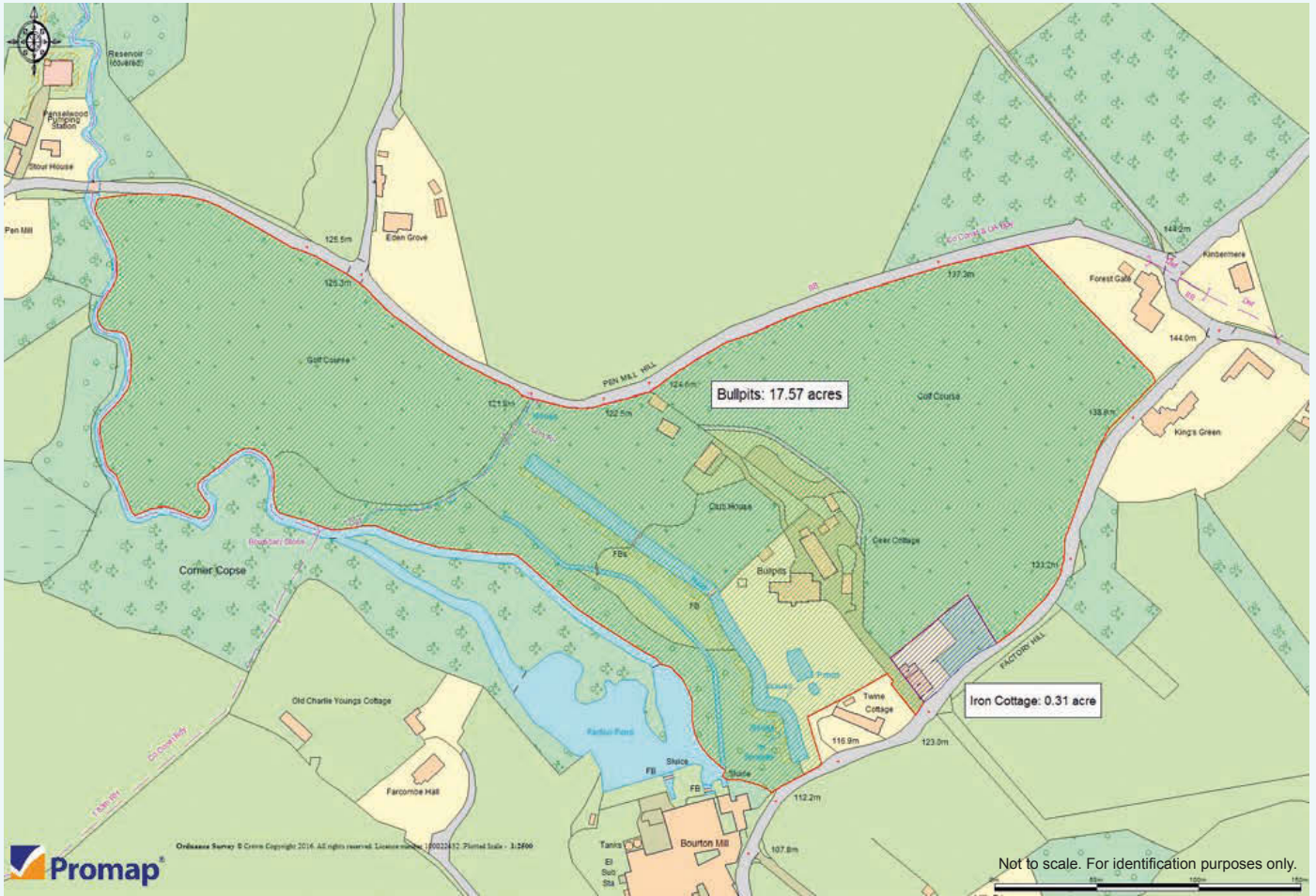
Ground Floor



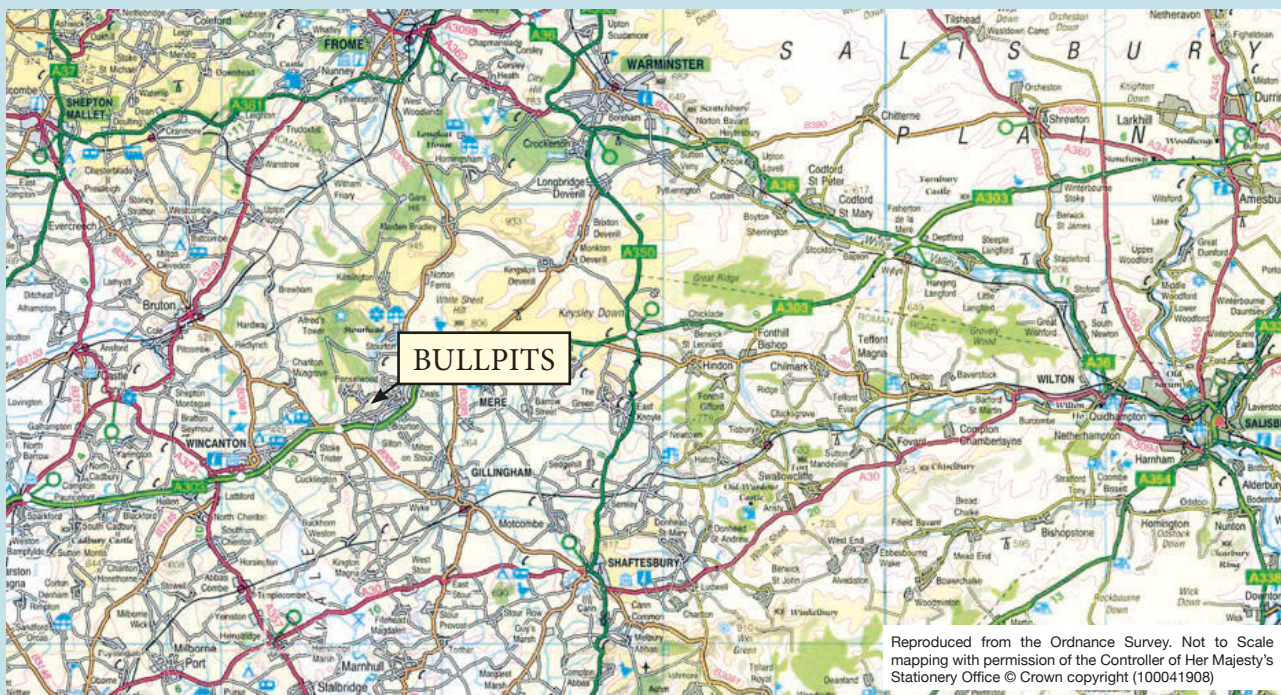
## Lot 2 – Iron Cottage

Iron Cottage is located on the right hand side of the gateway to Bullpits. The property has two/three reception rooms, a kitchen, three/four bedrooms, two bathrooms (one en suite), large boot room, utility room, a delightful garden and parking. The cottage is available in addition to the rest of the property.









## GENERAL REMARKS AND STIPULATIONS

### Tenure

For sale freehold with vacant possession

### Services

**Bullpits, Deer Cottage and Honey Cottage:** Mains electricity, mains drainage, oil fired central heating and a private spring fed water supply.

**Iron Cottage:** Mains electricity, mains drainage, mains water supply and oil fired central heating.

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### Easements, Wayleaves and Rights of Way

The property is offered for sale subject to any public or private rights of way and/or easements or wayleaves whether referred to in the particulars or not.

A footpath runs from the main gate along the bottom of the top golf course, through the car park and out the back gate.

### EPC

Deer Cottage - E

Iron Cottage - F

## Local Authority

North Dorset District Council

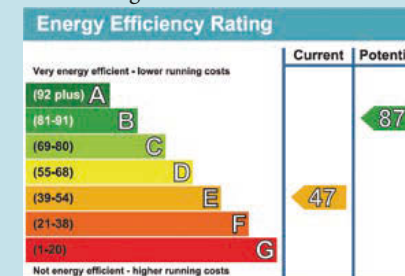
## Directions (Postcode SP8 5AX)

From London and the M3 take the A303 towards the West Country, leaving at the second exit for Mere, which is signposted to Frome, Gillingham and Stourhead House. From the slip road turn right onto the B3092 and after passing under the A303 turn left, following signposts for Zeals. Continue to follow the road through Zeals and into the village of Bourton. In the middle of the village take the right hand turning onto Bridge Street and continue up the hill, passing the old rope factory. Bullpits will be found on the left hand side after a short distance.

## Viewings

All viewings are strictly by appointment through Savills. If there is any point that is of particular interest to you please discuss this with us, especially before you travel to the property.

### Deer Cottage



### Iron Cottage

