

THE CHANTERS HOUSE

OTTERY ST. MARY, DEVON





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*Honiton 6 miles ♦ M5 (Junction 29) 9 miles ♦ Exeter airport 8 miles ♦ Exeter 12 miles
Tiverton Parkway 24 miles (London Paddington from 2 hours)
(Distances and times are approximate)*

AN OUTSTANDING GRADE II* LISTED
RESIDENCE STEEPED IN NATIONAL HISTORY

MAIN HOUSE

Sitting room ♦ Drawing room ♦ Kitchen / breakfast room ♦ Dining room
Office ♦ Library ♦ Gymnasium ♦ Billiards room ♦ Victorian bird house with
aviary ♦ Palm house ♦ Party room

Master bedroom suite with 2 ensuite bathrooms and dressing room
Further main bedroom suites ♦ Staff suite

2 bedroom Coach House ♦ 3 bedroom entrance lodge

Indoor swimming pool ♦ Long carriage drive ♦ Coach house and stables
Walled garden ♦ Tennis court ♦ Parkland ♦ Woodland ♦ Stream

Main house approximately 22,211 sq ft ♦ Total built space approximately
30,324 sq ft, excluding indoor pool but including the coach house and lodge

In all about 21.43 acres

For sale freehold



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Viewing by appointment only.
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SITUATION

- ◆ The area is well served with road and rail links providing easy access via the M5, A30 and A303 to the national motorway network and London. There is a regular train service from Tiverton Parkway to London Paddington taking from 2 hours, with nearby Honiton providing a service to Waterloo taking from 2 hours 54 minutes. Exeter International airport is located 8 miles away, with 2 daily flights to London City Airport, taking just under 1 hour, as well as regular flights to many European destinations.
- ◆ The attractive village of Ottery St Mary offers an excellent range of local shops and amenities. The county town of Devon, Exeter, is approximately 10 miles away offering more extensive facilities with Honiton also providing similar.
- ◆ There is an excellent range of state and private schools in the area including, Blundells near Tiverton, Colyton Grammar School, Exeter School and The Maynard School, in Exeter. King's Hall preparatory school, Kings and Queens Taunton and Taunton School are also popular.
- ◆ Recreational facilities in the area are outstanding, with the renowned East Devon Jurassic coastline within easy reach about 6 miles away at Branscombe or Sidmouth. Sailing on the south coast, as well as excellent walking and riding within the area, along with fishing on the river Otter and many other rivers throughout East Devon.



HISTORY

The Coleridge family, the previous owners of The Chanters House, had always lived in Devon but the family moved to Ottery St Mary in 1760 when John Coleridge became headmaster of The Kings School. He settled his 'Tribe', as he called his four daughters and eight sons, and this was the first of five remarkable generations distinguished by intellectual energy, athletics and good looks. They took the Coleridges high in every profession from the Army to the Law as poets, artists, judges, bishops, and Naval, military and NATO commanders. All were outshone by John's youngest son, the poet Samuel Taylor Coleridge, born in 1772, renowned for the Rime of the Ancient Mariner. He never forgot the landscape of his childhood. The little town, clustering around the church overlooking the broad valley of the river Otter, was to be poignantly recalled most famously in Frost at Midnight. Samuel's eldest brother, James, born in 1759, was very different and was a hard headed soldier who fought gallantly in the Peninsula War and in 1799 was appointed Lieutenant Colonel in the Exmouth & Sidmouth Volunteers. In 1788 he married a local heiress, Frances Taylor, and in 1796 bought one of the principal houses in

Ottery. Built in the 1340's as a chantry - hence the name - it was the most substantial structure of the buildings that are grouped like a cathedral close around the great 14th Century church of St Mary. After the Reformation it came into the possession of the Duke family and it was in the present dining room that in 1645 Oliver Cromwell convened the burthers of Ottery, demanding of them money and men for the Civil War. Until 1900 the house was called Heaths Court, referring to Ottery's 18th Century owners, but was conveyed to James under its original name.

On the death of James Coleridge's widow in 1838, the house passed to their second son, Sir John Taylor Coleridge, who had been made a judge in 1835. He and his son John Duke Coleridge were very close and shared strong literary, ecclesiastic and artistic interests and together they planned the first modest extension to Heaths Court in 1840. William Lee of Honiton built a new service range, added the coach house and stables and rebuilt the drawing room, a one storey extension; the original 30 acres grounds were also extended and landscaped.



Even more energy was devoted to the restoration of the parish church and this brought William Butterfield into the family circle, the result of an introduction by Sir John's brother Edward, a house master at Eton. Butterfield was a favourite architect of Queen Victoria and the work he undertook at Ottery delighted the Coleridges. In a lecture published in 1851 on the restoration, John Duke Coleridge praised "his great skills and abilities and the masculine severity of his taste." John Duke Coleridge's career at the bar was brilliantly successful and history remembers him for best recalling the Prince of Wales to give evidence in the Royal Baccarat Scandal case and for his great 26 day address to the jury, which destroyed the fraudulent claimant in the Tichborne Baronetcy case in 1872. In 1880 he was made Lord Chief Justice of England and with his new rank turned his thoughts to the creation of a country seat by rebuilding the family home which he had inherited in 1876. Following the sudden death of his wife Jane Fortesque Seymour Coleridge in 1878, he eventually asked Butterfield for the drawings in 1880 and was determined to make the house in part a memorial for her. Lady Coleridge's sensitive portrait of Butterfield and Cardinal Newman, are grouped in the outer hall and the library is dominated by her large drawings after Michelangelo, and a small room opening off the library gallery, was made into a shrine for her.

This was Butterfield's second and last substantial country house commission, the first being Milton Ernst Hall in Bedfordshire in 1854-58 for his brother-in-law. At The Chanters House, only the kernel of the old building was retained; dining room, old library and drawing room. The 1840's service wing was replaced by extensive new stables and service quarters which formed the north side of an L-shaped forecourt. The entrance was moved to the east and the old south facing main façade with an extra storey added, became the garden flank. The entire west wing is taken up at ground floor level by a huge library, the largest west of Salisbury and designed for Lord Coleridge's 18,000 books.

The current owner has carried out extensive restorations to the house with huge attention to detail. The property now offers all expected modern day facilities.



THE CHANTERS HOUSE

The Chanters House enjoys an enviable position on the edge of the village of Ottery St Mary adjacent to St Mary's church. There are wonderful views over the parkland to the deciduous woodland beyond. The house is approached by a sweeping drive which runs up through the parkland around the walled garden and rear of the house to the cobbled courtyard at the front.

The house has been refurbished by the present owners including all the sash windows and roofs. The property has been re-wired and re-plumbed with the pipes going to external mains also having been replaced. The house is finished to a high standard and boasts exceptional character features including; decorative tiles, timber floors, wooden panelling, stone, wooden and marble fireplaces, along with ornate plaster work.

GROUND FLOOR

The principal reception rooms are of breath-taking proportions and comprise the outer hall, accessed from the main entrance to the house via the porch, with vaulted ceiling and hand painted flower motif together with exposed beams with painted inset panels, decorative tiled floor and a large oak mullion window.

The **inner hall** is a double storey room with a full height stone mullion gothic window. There is oak panelling to half room height with red painted panels above. This room has a large family crest of the Coleridge family with an otter and lion either side of the coat of arms.

The **reception hall** with its oak flooring and panelling has an impressive staircase with a large carved oak banister, believed to be imported from another house, with the initials BJFC and date 1907-1923 carved on the post, below a carved hunting otter.

The principal reception rooms lead off this **hall** and include the **Cromwell Fairfax room**, which is the dining room. The ceiling is of painted carved wood in a hexagonal pattern. The elm panelling is believed to date from the 1930's and the stained fireplace at the end of the room commemorating the name of the room which reads as follows:

'In this convention room Oliver Cromwell in the fall of the year 1645 convened the people of the town and neighbourhood and demanded of them men and money for the Civil War. Here also on October 29th Members of Parliament on behalf of both houses presented Sir Thomas Fairfax with a fair jewel and hung it about his neck in honour of his skill and valour at Naseby fight.'

The **sitting room** or **gun room** has exposed elm panelling and enjoys views out to the gardens to the south.

The **drawing room** is a twin aspect room enjoying views over the gardens to the south and west. This room comprises a large square bay window and half height oak panelling. The impressive proportions of this room are accentuated by the hand painted vaulted ceiling with inlaid gold leaf and intricate painted plasterwork.





The **great library** was added to the house in around 1890 by Coleridge, the Lord Chief Justice, and William Butterfield. The library is over 70ft in length, 30ft in height and remains home to the Coleridge library collection which now extends to around 22,000 books all housed in a range of oak carved bookcases. There is a gallery overlooking the room which feature 17 coats of arms, representing all the ladies who married into the Coleridge family. To the rear of the gallery, there is a small chapel built in memory of Lady Jane Seymour Fortesque Coleridge. Two large full height bay windows provide outstanding views across the gardens and parkland and at the northern end of the library there is a large ornate marble fireplace with a carved marble fresco by Frederik Thrupp.

The **Victorian conservatory** has a terracotta tiled floor and large carved painted windows. There are exposed brick walls and on one side a metal mesh fronted aviary.

The **palm house** is a large room with Thai teak floor and a new glazed roof, which once had a myrtle tree growing in the middle of the room.

The **billiard room** has a large cupola in the roof providing light to the room. There is a large open fireplace along with a raised seating area. The **chapel** is an outstanding party room with a bar and DJ booth along with washroom facilities. Off the main hall reception, the corridor leads to two separate **cloakrooms** beyond which there is a separate former **gentleman's smoking room** with original bench seating and two wash hand basins.

The large **kitchen / breakfast room** has black stone tiled and oak floors comprising a central island with an extraction unit over the cooker. There is also an AGA and extensive kitchen units with doors leading through to the larders and cold room as well as a fully equipped **secondary / commercial kitchen**.

A door leads out through to a rear hall and kitchen store providing further kitchen appliances for more extensive cooking.

Other rooms adjacent to the kitchen include the **china room**, **office** and **gymnasium** with a sauna and shower. Steps lead down to a **cellar** comprising rooms for wine storage along with a backup gas boiler, water softener and water pumps.



FIRST FLOOR

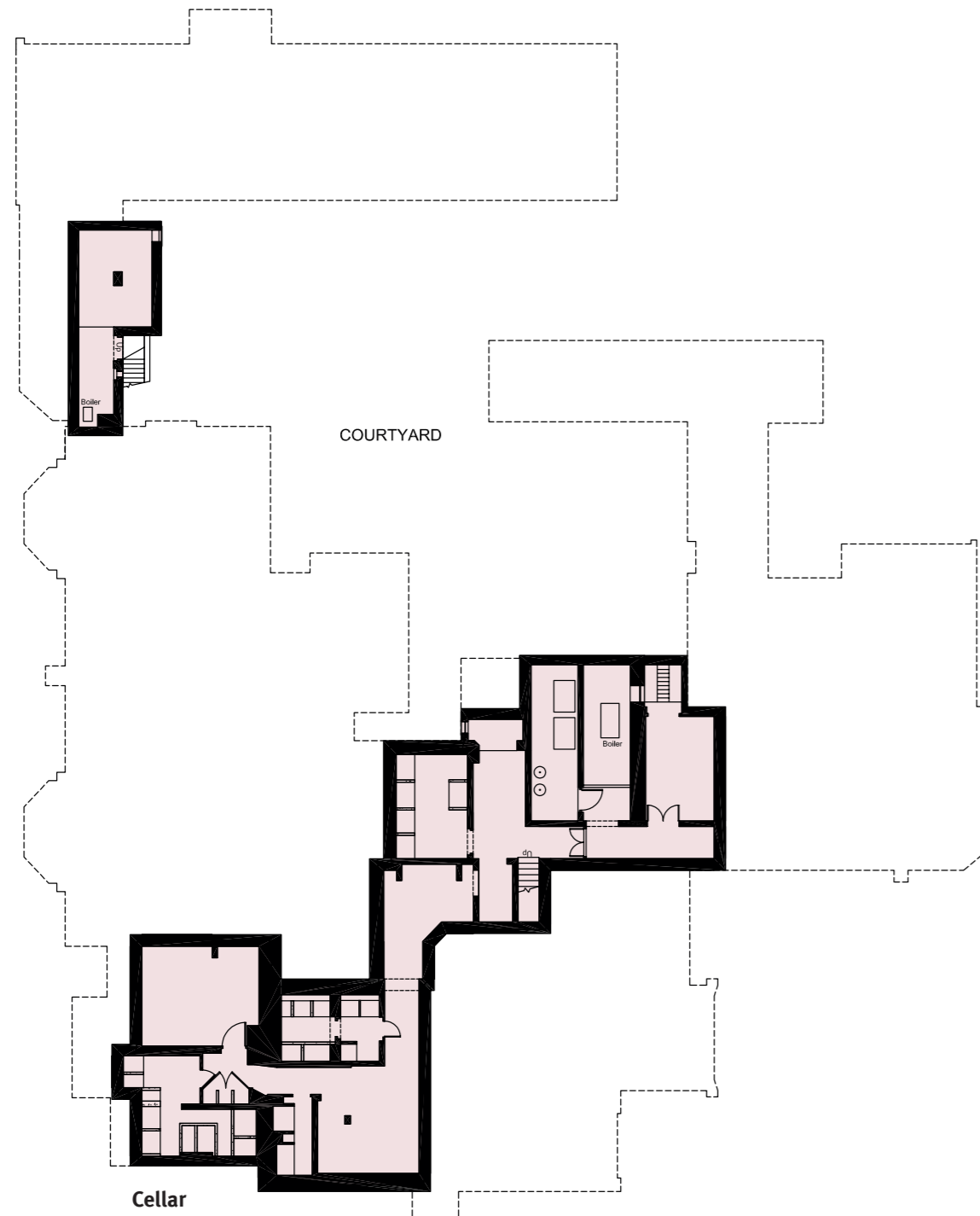
The principal staircase leads up past a large glazed picture window to a half landing which splits in two directions with the staircase continuing on the left hand side to the galleried landing. Principal rooms are named, with the **Great Parlour Chamber** being the room where Cromwell slept. A step down through an open screen leads to a sitting area with twin sash windows and window seats together with a cast iron fireplace. A door leads through to the ensuite shower room, the former **Little Chamber**, leading on to the **Blue Chamber**, a further bedroom with a fireplace. A door through to the **Hone**, now used as a dressing room, provides access to an ensuite bathroom.

Also on this floor there are two further bedroom suites (one with ensuite shower and one with ensuite bathroom), laundry room, linen room and maid's living room.

From the first floor, two staircases lead to the principal bedroom suite of the house comprising the **Reynell bedroom** with tall vaulted ceiling with painted detail. A room of exceptional proportions with a large bay window enjoying views over the parkland towards the woods. It also has a large wooden fireplace and a door which leads from the bedroom to the **Periam** ensuite. A further door provides access to the **Mulstone** ensuite with bath with a door to the **Power** dressing room with fitted wardrobes.

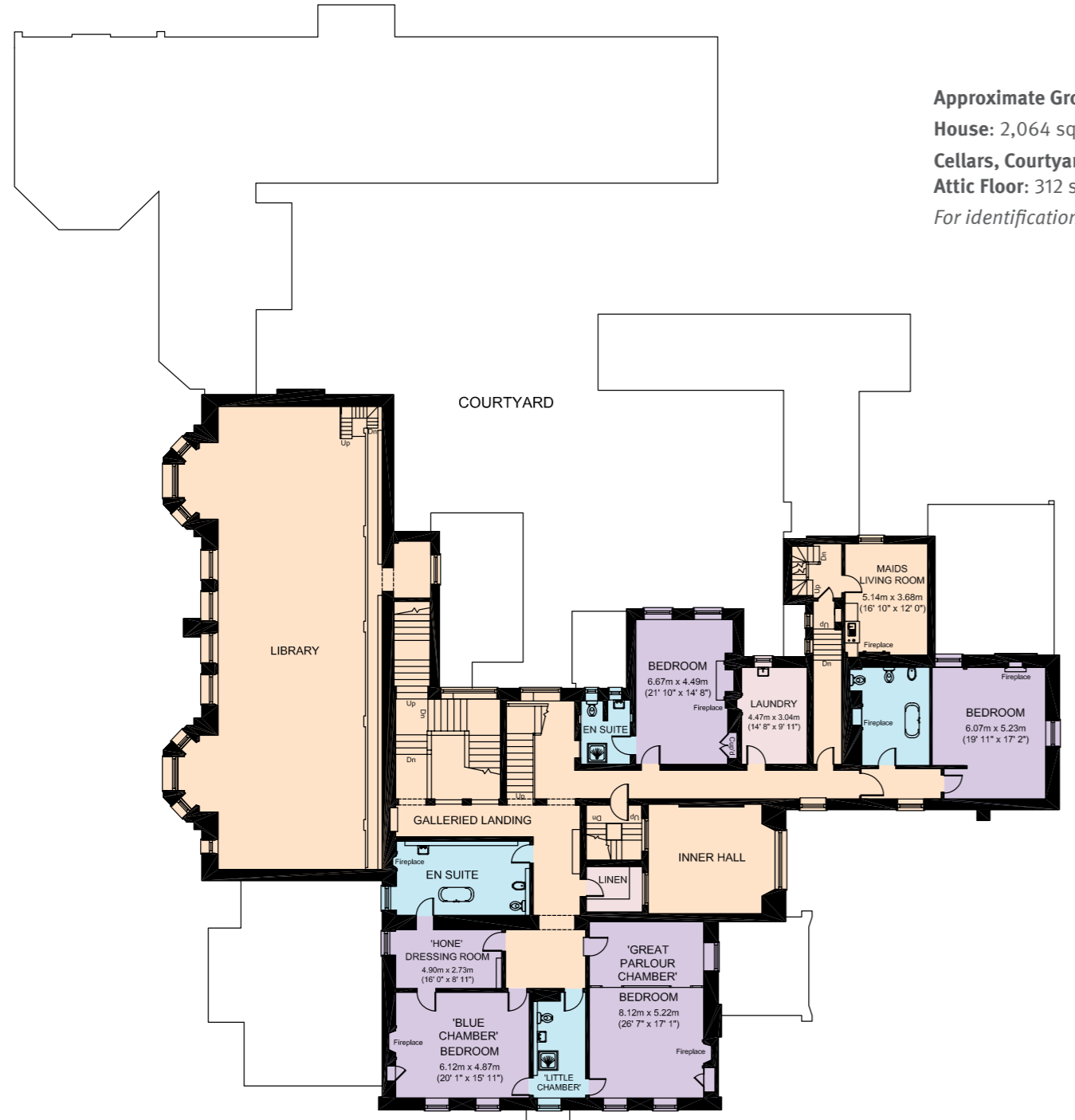
Further bedroom suites include the **Heath** bedroom with **Taylor** ensuite bathrooms and fitted wardrobes. From the suite, a door leads through the **Collins** ensuite with a shower to the **Duke** bedroom. Two further bedroom suites include the **Buchanan** and **Mackarness** both with ensuite bathrooms. Also on this floor there is access, via a separate staircase from the landing, to the **maid's bedroom** with ensuite shower room. There is also a further bedroom, **Seymour**, with a separate family bathroom.





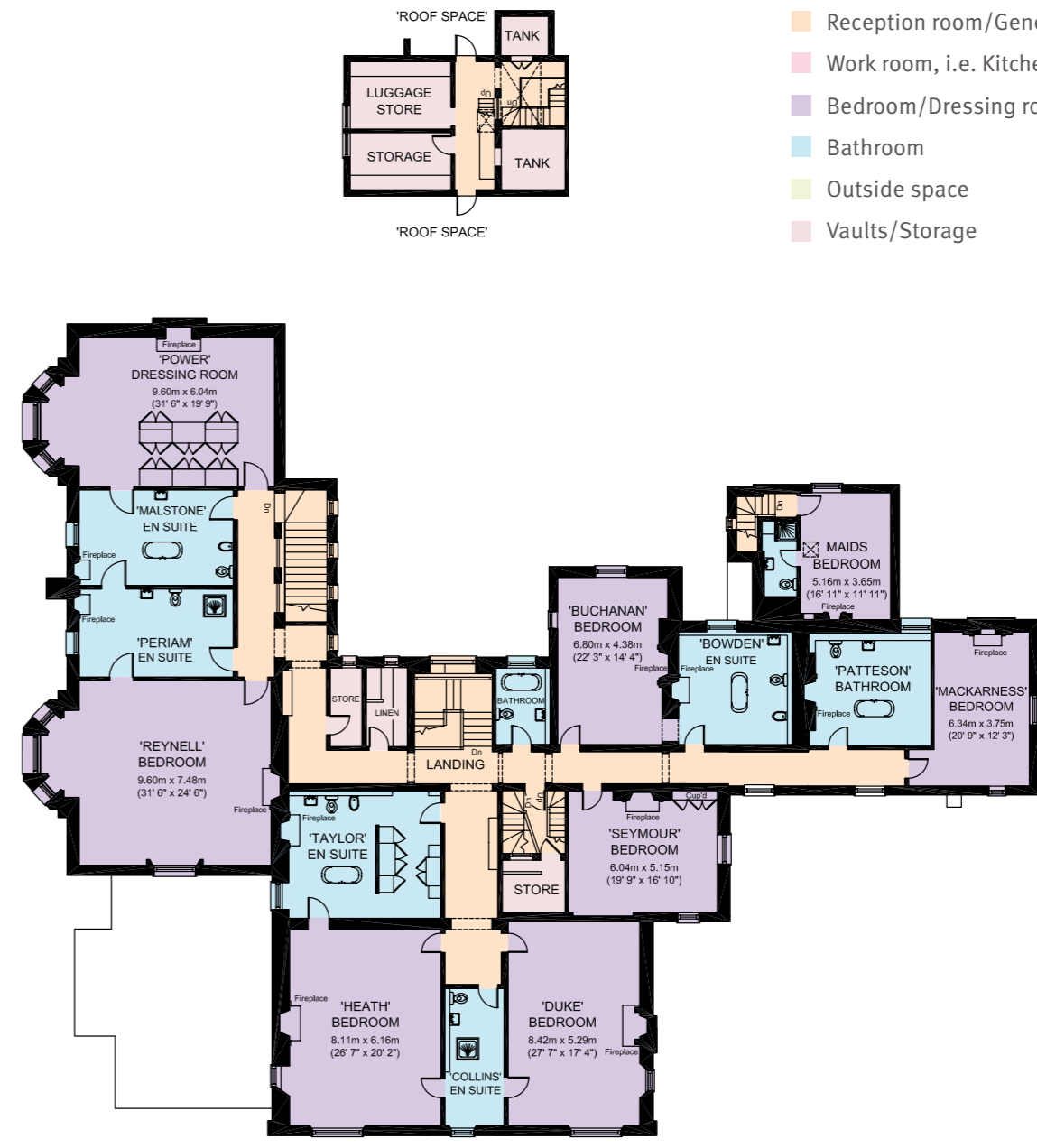
Approximate Gross Internal Floor Area:
House: 2,064 sq m or 22,211 sq ft
Cellars, Courtyard Stores & Attic Floor: 312 sq m or 3,357 sq ft
For identification only, not to scale.



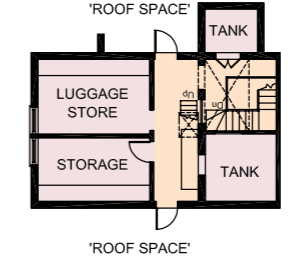


First Floor

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House: 2,064 sq m or 22,211 sq ft
Cellars, Courtyard Stores & Attic Floor: 312 sq m or 3,357 sq ft
For identification only, not to scale.



Second Floor



- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Outside space
- Vaults/Storage

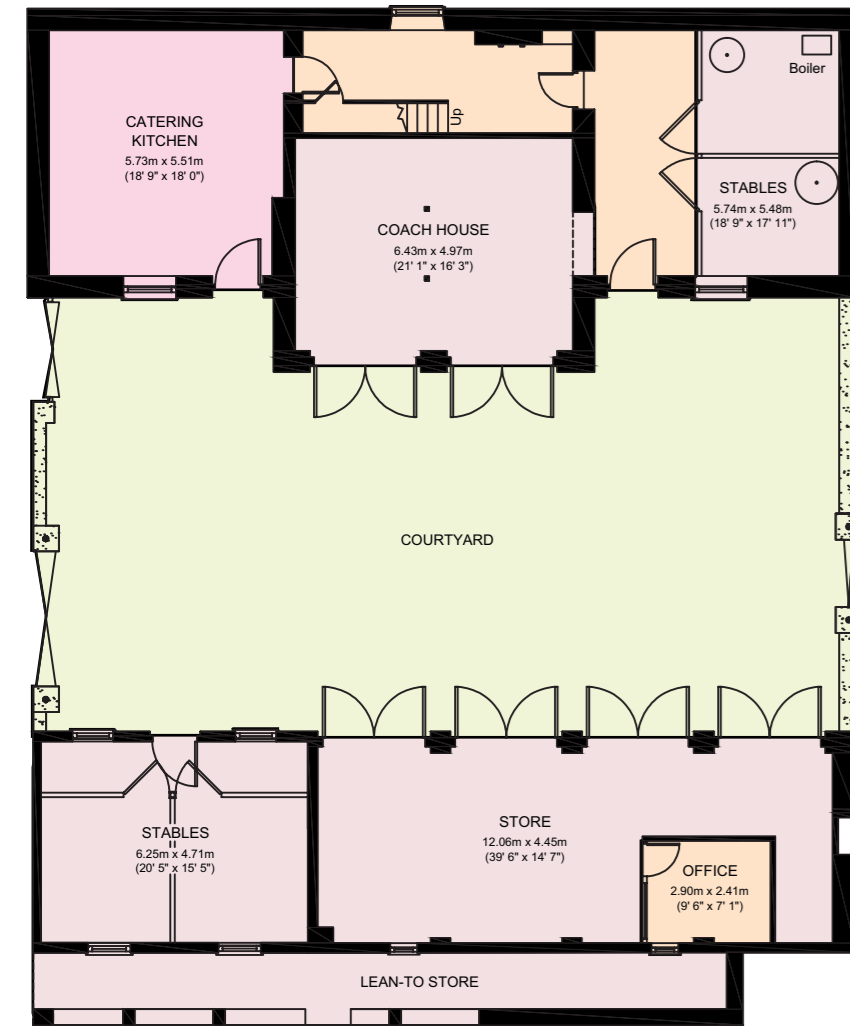


COACH HOUSE

Within the old Coach House the ground floor presently comprises a fully fitted catering kitchen along with stores.

On the first floor, with separate access from the walled garden, there is a two bedroom **guest/staff flat** comprising sitting/dining room, kitchen, two bedrooms and a shower room.

Adjacent to the Coach House there are former stables and stores with two loose boxes and extensive storage / garaging.



Coach House/Stables

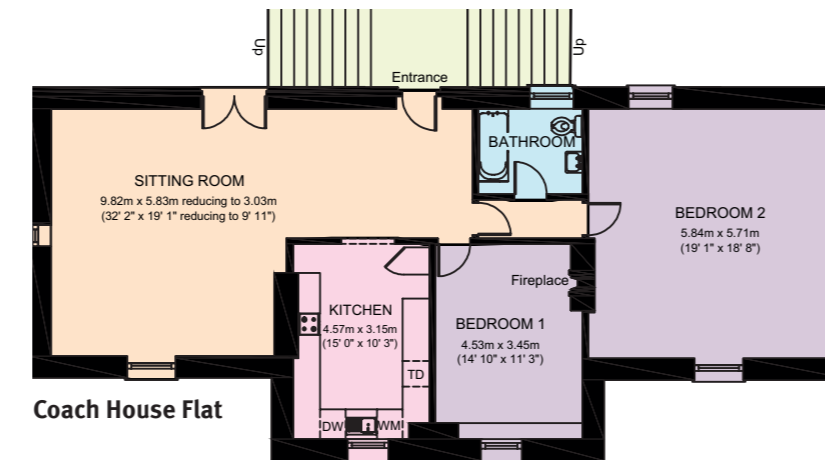
Approximate Gross Internal Floor Area:

Coach House/Stables: 203 sq m or 2,184 sq ft

For identification only, not to scale.



Coach House



Coach House Flat

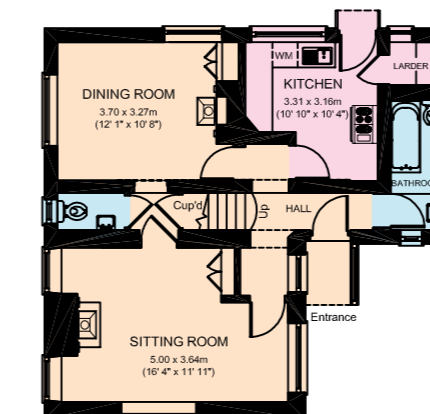
Approximate Gross Internal Floor Area:

Coach House Flat: 119 sq m or 1,281 sq ft

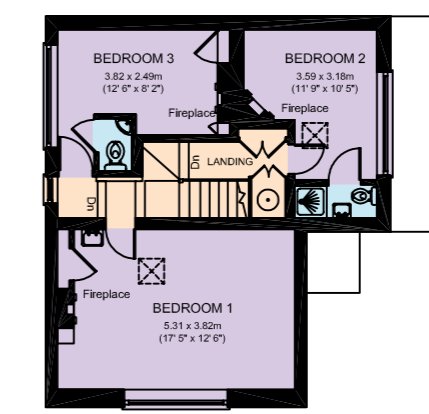
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The Lodge



Ground Floor



First Floor

Approximate Gross Internal Floor Area:

The Lodge: 120 sq m or 1,291 sq ft

For identification only, not to scale.

- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Outside space
- Vaults/Storage



THE LODGE

To the south west of the house, at the head of the former drive, is the rendered gate lodge.

The accommodation comprises a sitting room, dining room, kitchen and bathroom on the ground floor with three bedrooms, one with an ensuite shower room on the first floor.

The house is surrounded by its own gardens and also has ample parking.



GARDENS AND GROUNDS

The gardens and grounds are a particular feature of The Chanters House, predominantly facing south and west. On the southern lawn a recently constructed timber frame summer house has been built, comprising a BBQ oven and seating, set adjacent to a cobbled path which winds its way down the gardens past a large Monterey pine.

Extensive landscaping and restoration works have also been carried out in the gardens with two Victorian follies having been restored and renovated at either end of the Yew walk. 'Sam's Temple' is situated below the dovecote which was designed by Walter Cave in 1896, for the Second Baron Coleridge. It is of brick construction and of hexagonal shape with timbered dovecote above.

The lawned gardens are surrounded by mixed wooded areas and dispersed with a variety of specimen broad leaf and conifer trees, as well as laurel along with other shrubs. To the rear of the house the walled garden comprises a Victorian style greenhouse built against the eastern wall and a recently constructed indoor swimming pool with changing rooms. There are also solar panels within part of the garden, which along with further panels on the roof of the chapel, powers the solar thermal system.

To the rear of the walled garden there are a range of traditional buildings comprising stores and workshops along with a large biomass system which runs on woodchip. There are two further modern timber clad farm buildings within the grounds, used for machinery storage and timber storage.

Steps lead down from the western elevation of the house to a tennis court and the parkland which is interspersed with mature trees and runs down to the river, over which there is a large area of deciduous woodland with a number of woodland walks.



Indoor pool within walled garden



SERVICES

Mains water, mains electricity and mains gas. Private drainage.

The current owners of The Chanters House have installed a large biomass system and solar thermal system along with a solar PV system. Apart from heating the house and providing most of the electricity (mains electricity is drawn on at night) large payments are received from the Feed In Tariff (FIT) on the solar power and Renewable Heat Initiative (RHI) fund the biomass. This will also be used to heat the pool all year around, with the woodchip, whilst also receiving payments.

FIXTURES AND FITTINGS

Any fitted carpets are included in the sale but all other items known as tenant's fixtures and fittings; including, curtains, light fittings, garden ornaments and equipment are excluded from the sale though some may be available for purchase by separate negotiation.

DIRECTIONS

The Chanters House is located close to St Mary's Church in Ottery St Mary and the best approach is as follows:

Follow the one way system around the village centre taking Canaan Way next to the Coleridge Medical Centre the wooden entrance gates to The Chanters House will then be found on the right hand side, prior to The Lodge. Pass through the gates and proceed up the drive around to the rear of the house.

LOCAL AUTHORITY

East Devon District Council. Tel: 01395 516551

VIEWINGS

All viewings must be made strictly by appointment only through the vendors' agents.

IMPORTANT NOTICE

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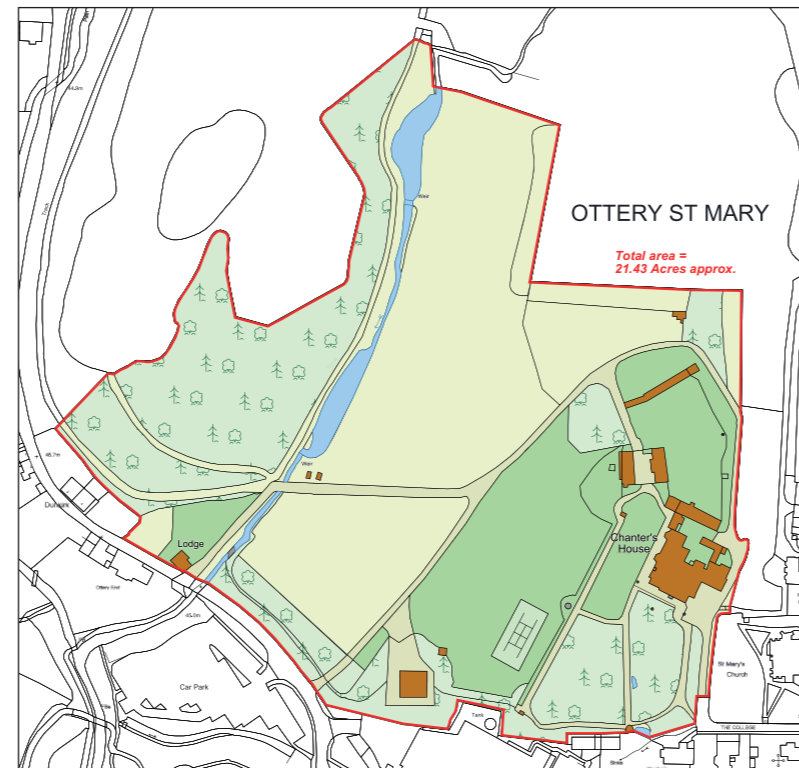
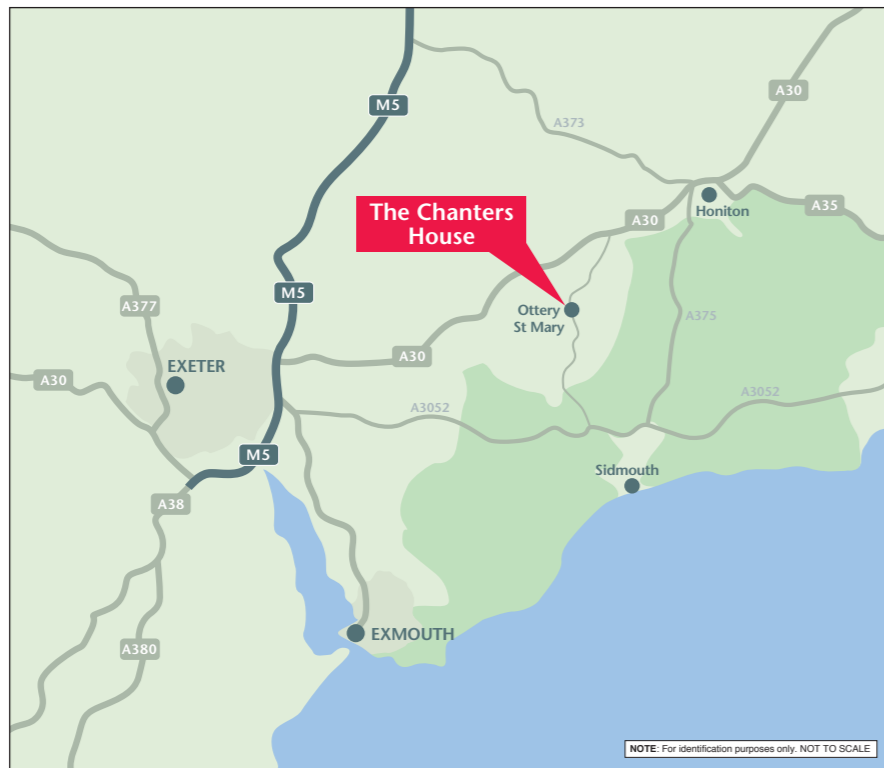
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Particulars dated: October 2016. Photos dated: August 2016

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