

# STANDERWICK COURT

STANDERWICK • SOMERSET





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Frome 4 miles • Warminster 6 miles • Westbury 6 miles (London Paddington from 78 minutes) • Bath 11 miles  
A303 17 miles • Bristol 22 miles • Bristol Airport 26 miles • Salisbury 30 miles  
(All times and mileages are approximate)

*An elegant Grade II\* listed Queen Anne country house in a parkland setting with far reaching views, Standerwick Court is presented in excellent order with extensive secondary and ancillary accommodation*

### **Standerwick Court**

Entrance hall • Staircase hall • Study • Dining room • Drawing room • Kitchen / breakfast room • Cloakroom  
Family room • Snug • Garden room • Back kitchen / utility room • Boot room • Cellar

Master bedroom with en-suite bathroom and dressing room • Guest bedroom with en-suite bathroom  
8 further bedrooms • 3 further bathrooms • Shower room • Kitchen / laundry room  
First floor staff flat with bedroom, bathroom and sitting room

### **The Wool House**

Large studio / entertainment area with a range of potential uses  
3 bedrooms • Bathroom

### **Outbuildings**

Stone folly • Traditional stone barns and outbuildings comprising a former buttery, dairy and brew house  
Timber framed garage • Garden and machinery stores

### **Gardens and Grounds**

Parkland • Formal terraced lawns • Ha-ha • Lime tree avenue • Walled garden  
Swimming pool • Terraced garden • Woodland • Pasture

**In all about 76.5 acres (30.94 hectares)**





## Summary

Standerwick Court is approached via a long private drive and is uniquely composed of two manor houses, one secular and one ecclesiastical, which were linked in the late 17th century. In 1710 the ecclesiastical manor was wrapped in a Queen Anne façade, substantially extending what is sometimes referred to as the Court House. Beautifully presented, the character and features of the house have been retained throughout and are cleverly combined with modern day living. To the rear of the house, a number of barns and outbuildings provide the opportunity for further development into additional accommodation or for commercial/recreational purposes. To the west of the house is The Wool House, formerly the stables and currently used as a large open plan entertainment area on the ground floor with potential staff or guest accommodation on the first floor. The whole estate stands in wonderfully mature parkland grounds with extensive woodland and outstanding views towards Longleat and Salisbury Plain.

## Situation and Amenities

Standerwick Court, set in approximately 76 acres of parkland, provides a great opportunity to live and work from home within easy reach of Bath, Bristol and London.

Grade II\* listed, Standerwick Court is situated on the Wiltshire/Somerset borders in what was once the smallest parish in England. Set in glorious grounds, it overlooks a valley towards the White Horse as well as the downs above Westbury. The local towns of Frome and Warminster meet all day to day needs whilst the Georgian city of Bath and regional centre of Bristol provide the highest quality cultural and shopping facilities.

Mainline rail services are available at Bath and Westbury to London Paddington and Warminster to London Waterloo. The A303 (M3) provides good road access to London and the wider national motorway network. Bristol Airport is easily accessible to the west of Standerwick Court.

Schools in the area are excellent and include King Edward's, Kingswood and Prior Park College in Bath. Badminton School and Clifton College are in Bristol. There are also four schools in nearby Bruton including King's School, Bruton School for Girls, Sexey's School and Bruton Primary. Wells Cathedral School is nearby and the school bus for Millfield in Street passes just beyond the access road to Standerwick Court.

Bath has numerous sporting clubs with premier division rugby and first class cricket can be found at Bristol. There are various local golf courses and racecourses at Bath, Chipstow, Newbury, Cheltenham and Wincanton as well as Lansdown and Salisbury. High quality chalk stream fishing is possible on the rivers Wylde, Frome and Avon. The surrounding countryside provides good scope for walking and riding and there is sailing at Shearwater on the nearby Longleat Estate.



## History

Standerwick Court is rich in history. The parkland is the site of a former Norman encampment, supposedly a signal station between Alfred's Tower, Stourton and Claverton Down, Bath. The folly apparently occupies the spot where the camp was positioned. Not only is the site said to have been occupied by the Celts, Romans and Normans, but the treasurer to King Henry IV lived at Standerwick Court for some time. He is recorded as having re-routed, and drastically improved, what is now the A36, redirecting it over the Standerwick Estate in order to extract a toll from passing travellers. The road was moved from the confines of the estate in the 1980's. During the 1950's the estate operated as a horticultural centre, with produce - mainly flowers - being sold in Mayfair. It was at this time that the walled garden was at its most industrious.

## Standerwick Court

Standerwick Court is an exceptionally elegant Grade II\* listed country house with grand symmetrical proportions and elevations in an established parkland setting. The long private drive through mature woodland and open parkland provides a fine approach to the house, with far-reaching views beyond the house.

The main part of the house is rendered with a moulded cornice and parapet, large sash windows, stone-mullioned windows, lead downpipes and ashlar chimney stacks under a slate roof. The rear wing of the house is of stone construction under a tiled roof. A fine semi-circular porch in ashlar stone adorns the front façade and forms part of the entrance hall, providing a generous welcoming arrival to the house.

Internally, the house includes fine ceiling cornices, working shutters, ornamental mouldings, panelling, marble fire surrounds, a magnificent 18th century oak staircase with twisted balusters, carved door surrounds and flagstone floors.

The principal reception rooms include a wonderful drawing room with superb southerly views, spacious dining room and south facing study, linked by the entrance and staircase halls. The kitchen / breakfast room is located at the heart of the house with the back kitchen, boot room and cellar conveniently placed nearby. The snug, double-height family room and garden room are all good rooms, complementing the more formal entertaining rooms.











The spacious kitchen sits at the heart of the house and has recently been updated. The central island and fitted units are of the highest quality whilst the wood burning stove creates a cosy living space during winter months.





Upstairs on the first floor, the dual aspect master bedroom has an en-suite bathroom and dressing room, whilst the main guest bedroom has a large en-suite bathroom with built in wardrobes. A further guest bedroom shares a bathroom with two smaller bedrooms.

The second floor has five further bedrooms, two bathrooms and a shower room. There is also a TV/play area and kitchen with laundry facilities.

A first floor flat is accessed via a back staircase and provides a bedroom, bathroom and sitting room/ additional bedroom.

*Please refer to the floor plans for further information.*

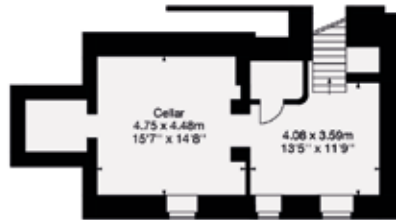


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside space

**Approximate Gross Internal Floor Area**

(No less than - inc. Cellar)  
1172 sq.m (12,618 sq.ft)

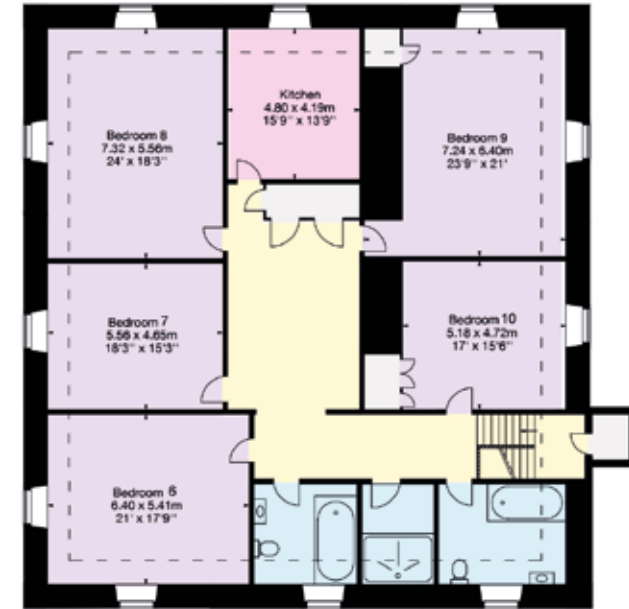
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.



Cellar



Ground Floor



Second Floor



First Floor





The Wool House

### The Wool House

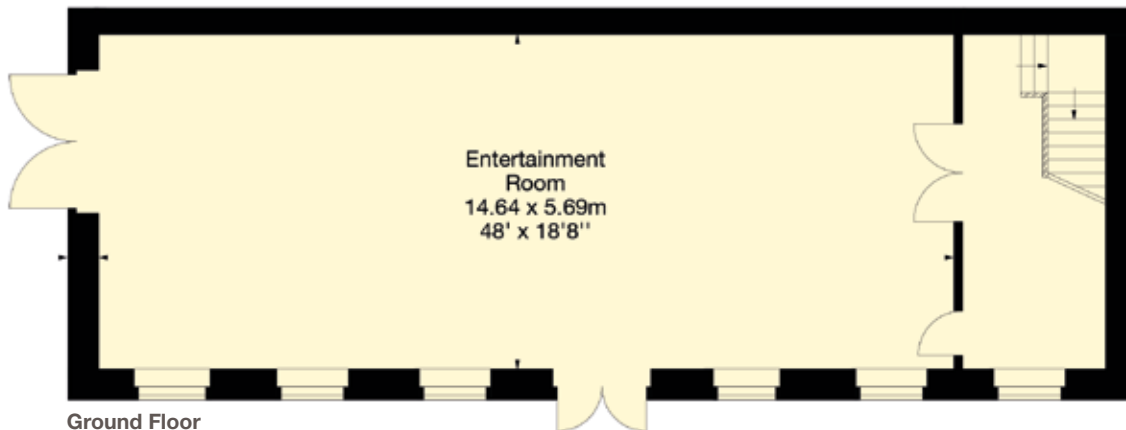
Like the main property, this is Grade II\* listed and was historically the stable block. Constructed of stone under a pantile roof, it lies to the west of the house and has been converted to provide a large ground floor entertainment area with three bedrooms and a bathroom on the first floor. A timber framed lean-to on the western elevation provides additional under-cover parking.

A detached garage with workshop and ancillary stores lies to the west of The Wool House.

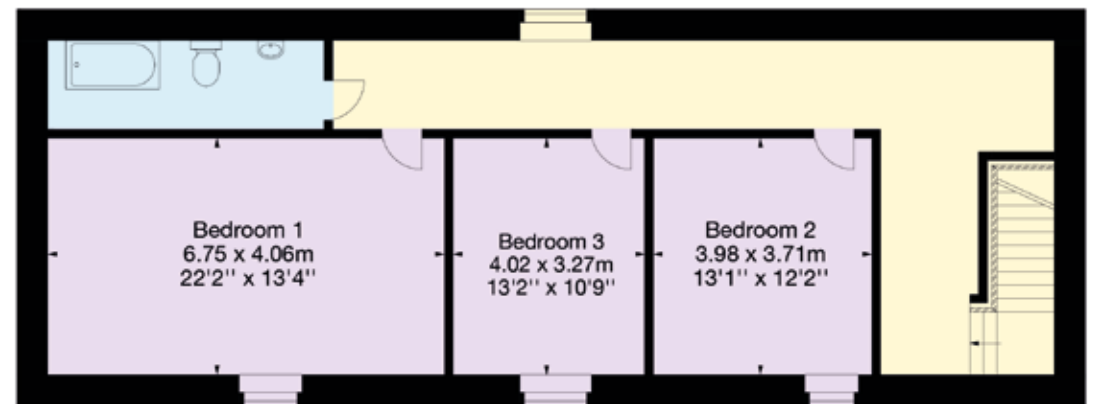
*For more information please refer to the floor plans.*



**Approximate Gross Internal Floor Area**  
197 sq.m (2,117 sq.ft)



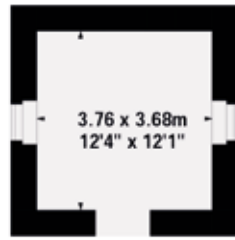
Ground Floor



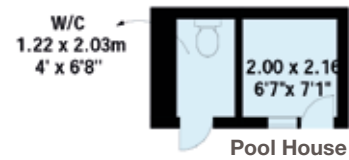
First Floor



Ice House



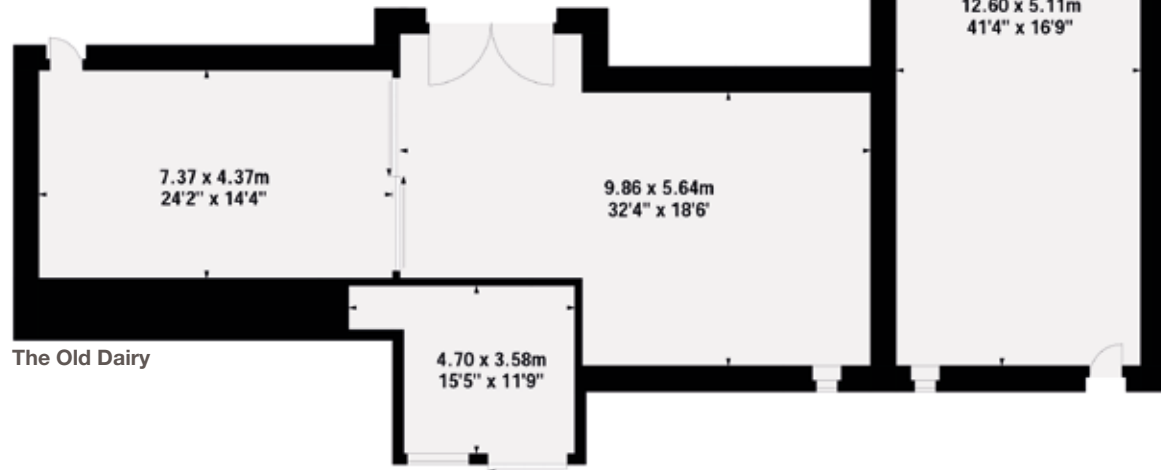
The Folly



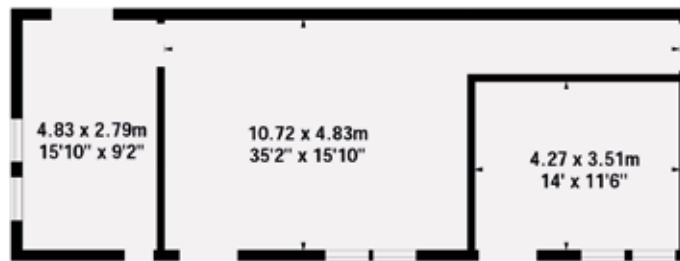
Ice House

Approximate Gross Internal Floor Area  
346.14 sq m (3,726 sq ft)

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

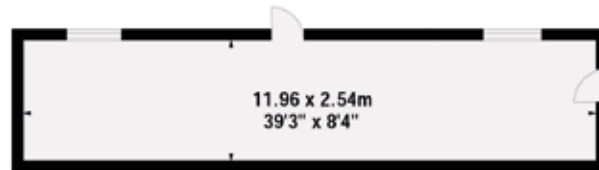
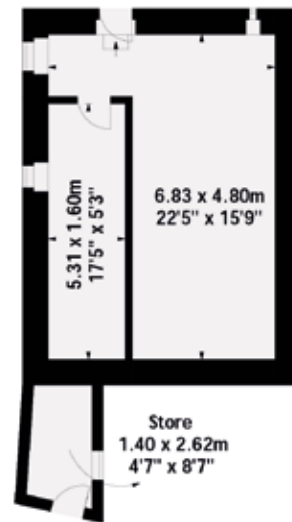


The Old Dairy



Old Stables

The Old Brew House



Former Buttery



*The Old Dairy*



*The Old Brew House*

## Outbuildings

The majority of the outbuildings offer an incoming purchaser the opportunity to redevelop them subject to planning permission (please see the planning section in the General Remarks & Stipulations for further information) and comprise the following:

**The Old Dairy:** a large detached double height stone barn lying to the east of the house and extending to about 1,835 sq ft (169 sqm).

**The Old Brew House:** a detached single storey stone building to the east of the house extending to about 567 sq ft (51 sqm).

**The Folly:** a stone folly lying to the north of the house with views over the surrounding countryside. Planning and listed building consent have been applied for to renovate.

**Old Stables:** a dilapidated stone building lying to the north of the house.

**Former Buttery:** a single storey detached stone building extending to about 327 sq ft (30 sqm).

**Ice House:** a dome shaped stone building to the north of the house.

**Pool House:** currently housing the plant and pool equipment with an attached WC.



*The Folly*







## Gardens & Grounds

The long driveway sweeps through woodland and parkland before opening in to a gravelled turning area in front of the west façade. Lawns surround the house to the south, north and west. To the east, before the complex of outbuildings and within a section of the principal lawn, lies the sheltered outdoor swimming pool and pool house. A pretty secluded terrace occupies an elevated position to the north of the house with superb views across to the White Horse. A garden theatre has been cleverly constructed nearby from banks of lawn, providing a wonderful place for entertaining during the warmer summer months.

There is a walled former kitchen garden, now laid to grass and accessed through a pretty, espaliered apple tree walkway. The current owners have applied for planning consent to construct a tennis court within the garden.

The principal feature of the parkland to the north is the charming stone folly of mid-18th century construction. Positioned at the end of a lime tree avenue beyond the ha-ha, it offers views over the valley and sits in perfect symmetry with the centre of the north elevation.

The majority of the land is arranged as pasture, much of which forms the parkland around the house. This parkland is studded with a wide variety of specimen trees, some catalogued by the Somerset Wildlife Trust. Edgells Wood, named after the Admiral who built the house and Salmonds Copse are both ancient broadleaf Woodland, designated County Wildlife sites containing plant species rare in Somerset. Together they amount to around 11.5 acres, which provide the opportunity for some rough shooting. It should be noted that there is a potential secondary driveway leading up to the house.

## GENERAL REMARKS & STIPULATIONS

### Method of Sale

The freehold of Standerwick Court is available for sale with vacant possession by private treaty. Sporting rights are included with the property.

### Services

Mains water and electricity. Private drainage. Oil fired central heating in Standerwick Court and The Wool House.

### Rights of Way

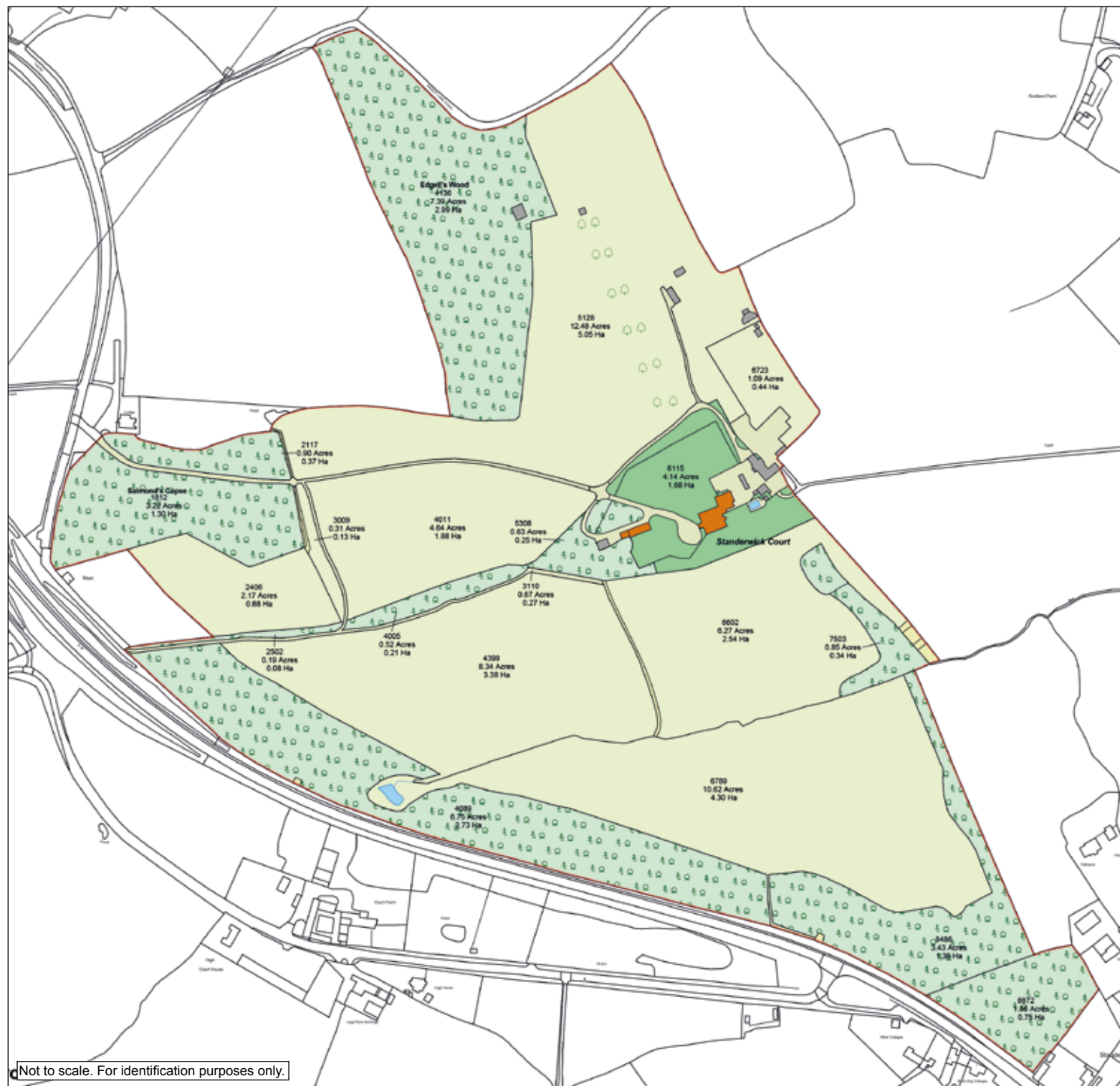
A footpath crosses the park to the south west of the house.

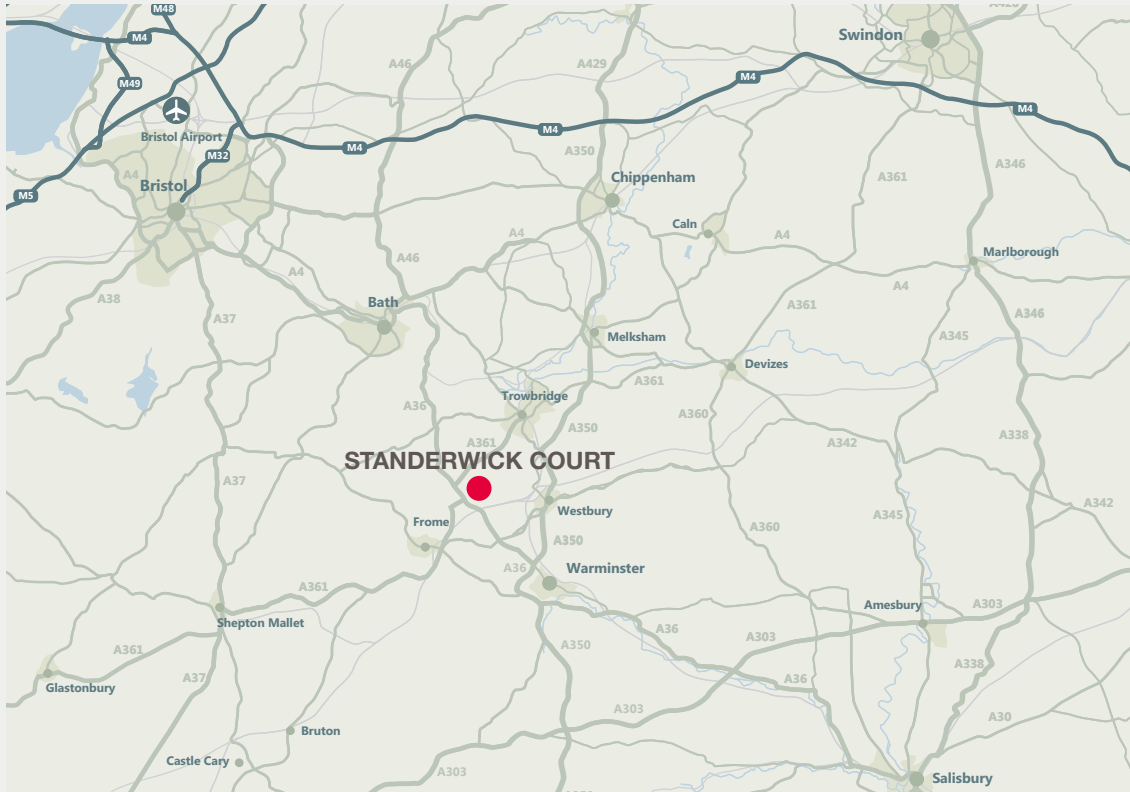
### Local Authority

Mendip District Council  
Tel: 0300 303 8588  
[www.mendip.gov.uk](http://www.mendip.gov.uk)

### Planning

Standerwick Court and The Wool House are listed Grade II\*. The main barn, folly and ice house are all listed Grade II. Standerwick Court is currently offered for sale as a residential dwelling, however, there are historical planning consents on the wider property and buildings, offering enormous potential for running a business, small hotel, holiday homes or as extra accommodation. The wide scope of consents cover uses including A3, B1 and 8, C1, 2 and 3 and D1, 2 and 3.





## Fixtures & Fittings

All fitted carpets, curtains, blinds, light fittings, garden ornaments and equipment are specifically excluded from the sale but may be available by separate negotiation.

## Directions (BA11 2PP)

From London, follow the M3 and then the A303. Exit at the Wylde turning, joining the A36 and follow signs to Warminster. Continue on the A36 along the bypass around Warminster and after about six miles, upon reaching a roundabout with signs to Shepton Mallet, Frome, Beckington and Bath, take the right hand turn

down a no-through road signposted 'The Whiterow Farm Shop'. Follow this road, past the farm shop, until a left hand turn where you will find the entrance gates to the drive.

From Bath follow the A36 towards Warminster. On reaching Beckington, at the second roundabout, take the first turning left and follow the road past the farm shop, to the entrance gates on your left hand side.

## Viewing

Strictly by appointment with the sole selling agents Knight Frank LLP.



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**Particulars dated: October 2014.**

**Photographs dated: July 2014.**

**Property Number: JKL/CAT/343047**

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