

Pythouse, Wiltshire



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Pythouse

An exceptional and classical Country House Estate within 93 acres of magnificent parkland commanding panoramic and far reaching views across South Wiltshire.

Pythouse is a Grade II* listed neo-Grecian style manor house with a delightful rich history with origins dating from 1542. Constructed of local Chilmark stone with a handsome portico façade framed by imposing Ionic columns. This magnificent Manor is approached via a long, rising, tree-lined driveway from the impressive wrought iron gates and Entrance Lodge. The estate lies in an Area of Outstanding Natural Beauty, totally complimented by the vista of surrounding farmland used for grazing livestock as a backdrop.

The house has been in private ownership for the past 21 years.





Historical Timelines:

1562 - The first reference to Pythouse is documented when a property by that name at East Hatch belonged to Thomas Benett.

1565 - He purchased further land and in all probability, this included land on which the present Pythouse now stands.

1669 - Sir Peter Dove, the Mayor of Salisbury, bought the Pythouse Estate for £4,450 and it passed out of the Benett family for 56 years.

1725 - Thomas Benett bought what was left of the estate and under his own design set about building Pythouse which was completed in 1727.

1797 - Thomas Benett's grandson, John Benett inherited the house and added to its land. At one time the estate was more than 2,700 acres.

1802 - John Benett (student of contemporary architecture and MP for Wiltshire from 1819 to 1852) set about constructing two new large ranges to Pythouse, one in front of and one behind the original house, with a marble floor hall and two large staterooms. Inside, he built a 20 step staircase through the centre of the house, giving the impression of a cascade of stone. The house took 3 years to build.

1856 - Vere Benett Stanford (John Benett's grandson) inherited the house.

1891 - He added additional rear wings to provide accommodation for visiting cricket teams (he was an avid cricket enthusiast)

1959 - Pythouse sold to the Country Houses Association (CHA), a charity which ran it as a retirement home.

2004 - Pythouse sold to a private family and in their occupation currently.

Around the Estate:

Stable Block



- * *Dates from 1880*
- * *Situated to the east of the house*
- * *Imposing arched entrance with clock tower and porticos*
- * *4 traditional stalls, extensive garaging, a workshop barn, and storage space*
- * *Two former cottages to the rear, both in need of restoration and modernisation, subject to the usual consents*

Garden Cottage and Bothy Cottage



- * *Garden and Bothy Cottages lie to the south east of the house, approached via rear drive*
- * *Period brick and stone construction, they are conveniently situated for both the main house and stable block*
- * *Garden Cottage comprises kitchen, living room, 3 bedrooms, 2 bathrooms*
- * *Bothy Cottage comprises kitchen / breakfast, living room, study, conservatory, 2 bedrooms, 2 bathrooms*

Around the Estate cont....

South Lodge



- * *Attractive Grade II listed entrance lodge*
- * *Situated at the head of the carriage drive*
- * *Comprises kitchen, living room, 3/4 bedrooms, 2 bathrooms*
- * *Double garage and garden*

The Orangery



- * *Built around 1750*
- * *Palladian style*
- * *Flagstone floor*
- * *Overlooks the west lawn*
- * *An old surviving well lies to the west of the house with a stone balustrade staircase rising up to a terrace*



Around the Estate cont....

Gardens and Grounds

- * *Pythouse is surrounded on three sides by large areas of formal lawns*
- * *The lawn at the south front slopes away from the house to exceptional mature farmed parkland interspersed with mature trees*
- * *To the north is an impressive backdrop of mature woodland interspersed with rhododendrons, magnolia and wild flowers*



- * *Hidden in this woodland, immediately to the north of the house, lies a Grade II* listed private chapel believed to have been built around 1827 but currently derelict. The listed buildings register confirms that the private chapel was in a ruinous state before it was listed.*



- * *Further to the west in the woods is an historic ice house, and off the rear drive a classic Grade II listed dovecote*

Accommodation

Ground Floor:

Impressive Entrance Hall with diagonally laid marble flooring • South facing, double aspect State Rooms including Drawing Room and Morning Room • Dining Room with 3 sets of double doors leading to Loggia on West side • Billiard Room/Bar with 3 sets of double doors leading to Loggia on East side • Semi-commercial Principal Kitchen • Victorian wing comprises smaller kitchen, domestic offices, 3 large guest suites • Opulent staircase rises to marble columns on first floor landing

First Floor:

Principal apartment suite consisting 2 bedrooms, 2 bathrooms, kitchen, dining room & lounge • 13 additional bedroom suites

Second Floor:

2 further apartments • Ancillary staff rooms

[In addition to the above described bedroom suites and over the first and second floors there are an additional 14 bedrooms/rooms suitable for accommodation]

Basement:

Boiler Room • Extensive wine cellars • Multiple storage rooms









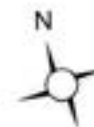










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FIRST FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

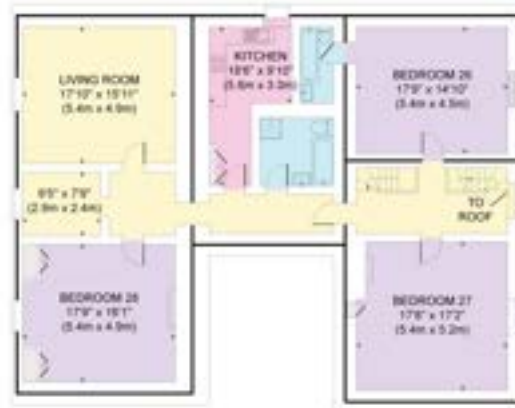
SECOND FLOOR



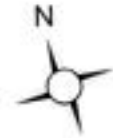
(ABOVE BEDROOM 11)



(ABOVE BEDROOM 17)

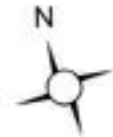


(ABOVE PRINCIPAL BEDROOM)



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BASEMENT



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STABLE BLOCK



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Estate Map



This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for the convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. It is not to scale. Licence No 100022432

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Additional Information:

FARMLAND: The farmland and park extends to approximately 70 acres and is actively farmed under a Farm Business Tenancy.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY: The property is offered for sale subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether specifically mentioned or not. There are no public footpaths over the estate. However, a right of way over a small section of the rear drive is reserved in favour of neighbouring properties.

TENURE AND POSSESSION: The property is offered for sale freehold with vacant possession upon completion subject to a Farm Business Tenancy on the farmland and the parkland, which has been actively farmed for many years. Bothy Cottage is sold subject to an Assured Shorthold Tenancy.

FIXTURES AND FITTINGS: All fixtures, fittings and chattels whether referred to or not, are specifically excluded from the sale, including curtains, artwork, light fittings, garden statuary and ornaments, garden and agricultural machinery but some can be made available separately.

SERVICES: We are informed that Pythouse is connected to main water and electricity, drainage is to a private system. Two NXR3 Potterton oil-fired boilers and two chlorifiers were installed to serve Pythouse with hot water and central heating. The house is connected to Gigabit ftp fibre internet connection. No guarantee is given as to the serviceability or working condition of the services to any property on the estate.

LOCAL AUTHORITIES: Wiltshire County Council, County Hall, Bythesea Road, Trowbridge, BA14 8JN. 0300 456 0100. Salisbury District Council, Council House, Bourne Hill, Salisbury, SP1 3UZ. 01722 342860

PLANS, AREAS AND SCHEDULES : These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the vendor's agents although no guarantee as to their accuracy is given and the purchaser shall be deemed to have satisfied himself as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

DIRECTIONS (SP3 6PA): From the A303 take a left off the dual carriageway when signposted for Tisbury and Fonthill Bishop. Driving through Hindon, take a right at the junction then left signposted for Tisbury. At the next junction by the Beckford Arms pub, continue straight. Follow the lane signposted for Newtown and at the junction in Newtown take a slight right. Continue down the lane, past the Pythouse Kitchen Garden and rear gates. Follow the lane and about 300 yards past the tennis club, enter the main gates on the right.

What3Words to main gates: conforms.positions.green

For further details on this Country Estate contact sole selling agent.



Viewing strictly by appointment only.

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