

Chiselborough House







# Chiselborough House

Stoke sub Hamdon, Somerset, TA14 6TX

A303 1.8 miles. Norton Sub Hamdon 1.5 miles. Crewkeme 4 miles. Sherborne 15 miles. Castle Cary train station and M5 motorway junction 25 approximately 18 miles.

A well proportioned former Georgian rectory and cottage, providing an opportunity to refurbish to your own specification and set within glorious parkland grounds of approximately 7.26 acres. EPC Band F

- Georgian rectory and cottage in need of refurbishment
- Four reception rooms
- 8 Bedrooms, 2 En Suites and family bathroom
- Garaging and stables
- In all approximately 7.26 acres

- Beautiful parkland grounds
- Kitchen/Breakfast room
- Stable yard incorporating cottage
- Walled courtyard, swimming pool and tennis court
- Freehold, Council Tax Band G

Guide Price £1,800,000

# Stags Yeovil

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# The London Office

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#### SITUATION

Chiselborough House lies close to the popular village of Chiselborough with it's pretty church and public house. Norton sub Hamdon is within 1.5 miles with it's church, village store/post office, public house and primary school. The village of Stoke sub Hamdon lies at the foot of Ham Hill Country Park where extensive footpaths can be enjoyed and breathtaking views of the surrounding countryside, the village also benefits from a doctor's surgery. The market town of Crewkerne is within 4 miles where a good range of day-to-day facilities can be found including a Waitrose supermarket and mainline rail link to Exeter and London Waterloo. The larger town of Yeovil is within 8 miles and Sherborne 15 miles. The A303 is readily accessible approximately 1.8 miles to the north with the county town of Taunton a further 18 miles where access to the M5 motorway junction 25 can be found. There is also a mainline rail link to London Paddington at Castle Cary station which is a similar distance. The city of Exeter is approximately 40 miles distant.

### **DESCRIPTION**

Chiselborough House is believed to have started its life as a much smaller 17th century house that is reputed to have been dismantled, then re-assembled and extended in its current position during the Georgian period. The house has subsequently remained almost unchanged architecturally and is a lovely example of a house of that period. It is constructed principally of hamstone and is contained beneath a slate roof. The rooms are well proportioned with all principle rooms enjoying wonderful views of its delightful parkland ground setting, which provide much privacy. Many of the classic early 19th century architectural fittings remain and includes, small pane tall windows, moulded architraves, beautiful joinery including oak parquet flooring and blue lias flagstone flooring. The house has been home to its current owner since 1997 and now offers the opportunity for a full refurbishment.

The property is approached over a sweeping drive which dissects the stunning parkland grounds, together with a useful range of outbuildings which include a potential two bedroom cottage in need of refurbishment and stable yard incorporating two loose boxes, double garage and a single garage.

#### **ACCOMMODATION**

The principle part of the house is formed around the central reception hall, which has three reception rooms and a study leading off it and an elegant sweeping staircase, lit by natural light from a roof lantern above the stairwell. Both the drawing room and adjacent dining room are south facing with french windows providing direct access into the garden. Also on the ground floor is a sitting room which has oak beams, a fireplace fitted with a wood burning stove. The good size kitchen/breakfast room has a walk-in pantry and is thought to have a blue lias flagstone floor beneath its current covering. There are various service rooms including utility, store room, boot room, toilet and boiler room.

On the first floor, leading off the main galleried landing are four bedrooms of which two have en suite bathrooms. A secondary landing leads to four further bedrooms and a family bathroom.













#### COTTAGE AND STABLE YARD

Beside the house is a cobbled hamstone stable yard incorporating two loose boxes, double garage, single garage and a two bedroom cottage (in need of refurbishment) with it's own garden to the rear. Scope exists subject to the necessary planning consents to enlarge the cottage by incorporating the single garage.

#### GARDENS AND GROUNDS

Chiselborough House is approached by a private drive that sweeps around to the front of the house, providing extensive parking and access to the various garaging and outbuildings. This beautiful country property sits within parkland grounds of approximately 7.26 acres, which have been developed over the past 28 years by the current owner. On the south facing side of the house there is an impressive climbing Wisteria, together with a large lawn and established Blue Cedar tree. Beyond the lawn, the gardens lead into a wonderful rich array of Camelias, Rhododendrons, Magnolias, Azaleas and other scented plants. Behind the house enclosed by Beech hedging, is a hard tennis court adjacent to a swimming pool and pool house (both of which are in need of repair). Beyond is a mixed orchard containing a fine selection of fruit trees including Plum, Apple, Walnut, Mulberry and Pear trees, as well as a former kitchen garden and stone built barn.

## **VIEWINGS**

Strictly by appointment through the vendors selling agent, Stags. Yeovil office telephone 01935 475000.

#### **SERVICES**

Mains water and electricity are connected.

Private drainage.

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps. (ofcom)

Mobile Available: EE THREE, VODAFONE and O2 - all with limited service availability

(ofcom)

Flood Risk Status: Very low risk

## **DIRECTIONS**

From the A303 take the exit signposted Crewkerne A356. After approximately 1.8 miles the entrance to Chiselborough House will be seen on the right hand side.

WHAT3WORDS///TRAPPINGS.WOLVES.EYELASHES

Approximate Gross Internal Area = 428.0 sq m / 4606 sq ft
Garages = 74.0 sq m / 797 sq ft
Barn & Stables = 35.0 sq m / 376 sq ft
Cottage = 80.0 sq m / 858 sq ft



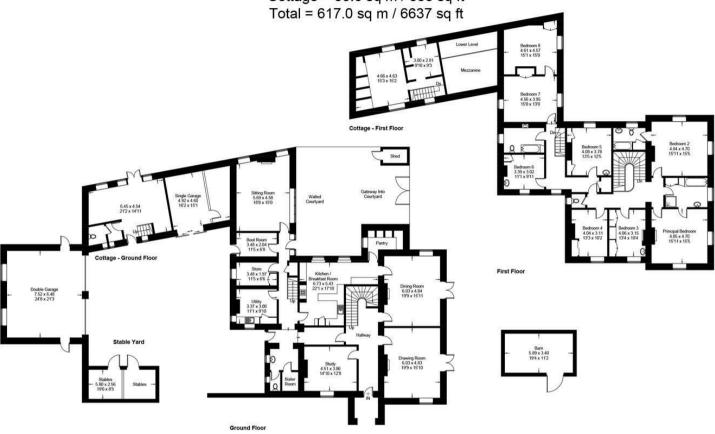


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (I1173490)



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