



## 1 Clyffe House East, Tincleton, Dorchester, Dorset

An impressive two bedroom apartment within a Grade II Listed Manor House, boasting wonderful views, with a private terrace, set in 2 acres of communal gardens and grounds, in a unique private setting just on the edge of Tincleton. The two reception rooms invite creativity or working from home.

Offers In Excess

**£400,000**

Leasehold

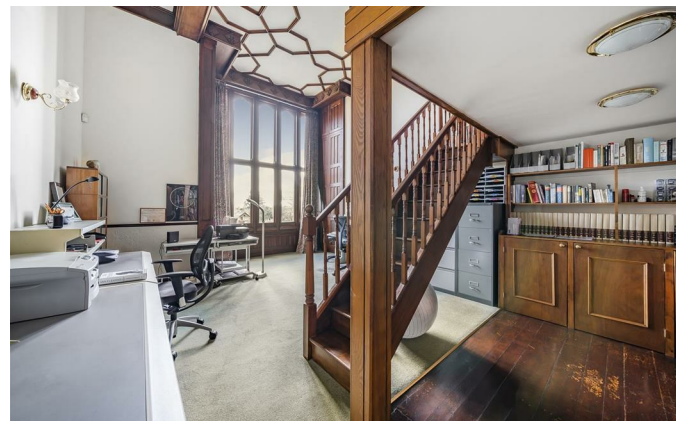
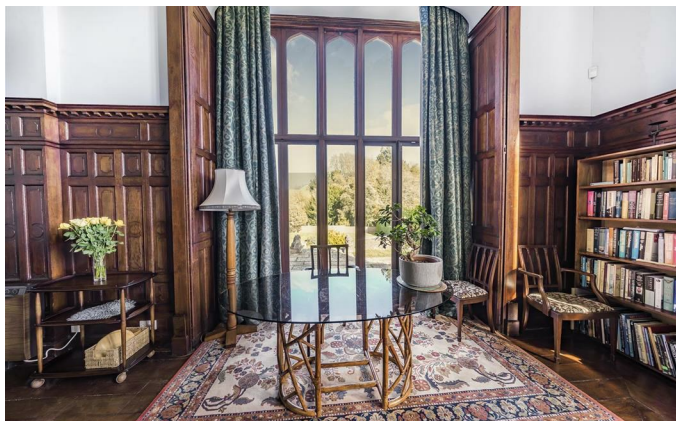
**Symonds  
& Sampson**

ESTABLISHED 1858

# 1 Clyffe House East, Tincleton, Dorchester, Dorset, DT2 8QR

- Part of a Grade II Listed mansion built in 1842, designed by renowned architect Benjamin Ferrey
  - Elegance and charm of Tudor-style design, with original features preserved
- Spanning two floors with all main rooms, except a bedroom, on the ground floor
- Features high ceilings, fine oak panelling, dual-aspect tall mullion windows with shutters
- Wonderful views over beautifully landscaped gardens and the picturesque countryside
  - Ground floor two bedroom apartment
    - Two reception rooms
  - Mezzanine gallery serving as a library
    - Two single garages (in a block)
    - Council tax band E

Viewing strictly by appointment  
Symonds & Sampson  
01305 261008





### The Property

Clyffe House comprises a substantial portion of this magnificent Grade II Listed mansion, built in 1842 in the Tudor style and designed by the eminent architect Benjamin Ferrey. In 1951, the mansion was acquired by Dorset County Council and opened as a school. In the late 1980s, it was further converted into five prestigious apartments who together own the freehold.

Although the apartment spans two floors, all rooms, except a bedroom, are situated on the ground floor. It has retained two of the principal south-facing reception rooms, including the most magnificent morning room, now used as the drawing room. This extraordinary room features high ceilings, fine oak panelling, and dual-aspect tall mullion windows, framing wonderful views over the gardens and the surrounding Dorset countryside.

The other reception room, also south-facing and grand in proportion, boasts decorative ceilings, a tall mullion window overlooking the gardens, and has recently been enhanced with a mezzanine gallery, now serving as a small library.

The entrance hall provides a natural division between the more practical areas of the apartment. It includes a useful cloakroom on one side: the modern shower room is located at the end of the hallway. Both the kitchen and a bedroom are situated at the front of the building, with a staircase leading to the other bedroom on the first floor. This generously sized room offers ample space for a dressing area.

### Outside

The property has the benefit of a private south and east facing paved terrace, wrapping around the principal reception rooms and overlooks the gardens, with stone steps leading to a lower level carefully placed to lead the eye towards the magnificent views beyond.

This, together with established communal gardens shared by the leaseholders makes for a fantastic setting.

The extensive and well tended communal gardens can be accessed by a secure door and are situated to the South side of the building, shared between 5 properties.

There is a large South-facing lawn with established shrub borders and some mature trees. Secure communal cellar storage.

As you approach the Clyffe House, there is a front courtyard with a circular turning area with parking for residents and visitors. There are two single garages in a block just short walk away which belong to 1 Clyffe House.

### Services

Mains electric and water.  
Private drainage for the building.  
Storage heaters.

### Broadband

Ultrafast speed available

### Mobile

It is reported that you are likely to get network coverage both indoors and out (Information from <https://www.ofcom.org.uk>)

Local Authority  
 Dorset Council  
 01305 251010 and www.dorsetcouncil.gov.uk

Council Tax Band: E  
 EPC: D

[Lease Details](#)  
 Please contact the agent for further details.

**Directions**  
 From Dorchester, proceed eastbound out of the town on the B3150. At the large roundabout (for the A35) take the second exit signed Tincleton/Kingston Maurward. Continue for about six miles. After the church on your right in Tincleton, continue for a short distance with the entrance pillars to Clyffe House on the left hand side. Proceed up the drive and bear right into the parking area at the front of the Manor House. The entrance to Clyffe House East is just to the left of the main entrance to Clyffe Manor House.

# Tincleton, Dorchester

Approximate Area = 2070 sq ft / 192.3 sq m (Excludes Galleried Area)  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	69
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Dorchester/ATR/29.05.2024 rev



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1115874



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