



Symonds
& Sampson

Avishays
Chaffcombe, Somerset





Avishays

Chaffcombe, Somerset TA20 4AF

An excellent estate with a Georgian Grade II* 7-bedroom house at its heart, indoor pool, tennis court and surrounded by mature parkland. Handsome 3-bedroom Coach House, stables and garaging. Five estate houses. Ring-fenced by pretty pastureland, woodland and a lake.

90.76 acres (36.70 hectares)

Elegant historic country house with classical proportions

Private position with a magnificent outlook over beautiful parkland

Leisure suite with heated indoor pool

Converted 3 bedroom coach house

Attractive outbuildings: Billiards room/office, wine cellar, garaging and stabling

5 estate houses • Monmouth Clock Tower and Ice House

Beautifully landscaped grounds, walled kitchen garden and tennis court

Mature parkland with fine specimen trees, a lake, woodland and pastureland

Formerly part of the renowned Cricket St Thomas shoot

Freehold

For Sale by Private Treaty as a Whole or in up to Nine Lots.
Further/or alternative lotting considered.

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SITUATION

Avishays is set in a beautiful rural location in the medieval parish of Chaffcombe, nestled on the western flank of Whitemoor Hill, and surrounded by rolling south Somerset countryside. In the centre of its own parkland, with lodges protecting the drives, the house mainly looks out to the south and west. Close by the village of Chaffcombe, has an ancient church and active village hall. The local market town of Chard provides everyday

amenities, whilst there are a wider range of facilities at the nearby towns of Ilminster, and Crewkerne with a Waitrose and mainline train station. The picturesque coastal town of Lyme Regis, on the Jurassic Coastline, with its historic Cobb, sandy beach and range of restaurants is within a half an hour's drive. Avishays has excellent communications with the A30 to Exeter and the South West and the A303 to London. There is a regular train service from Taunton to London Paddington taking under 2 hours.





THE PROPERTY

Avishays has a rich history dating back to the medieval period, taking its name from Oliver d'Avenel who died in 1226. First recorded as Aveneleseigh in 1316, the estate was held as a freehold under Chaffcombe Manor, before

being sold to John Browne in 1559 and later purchased by the Sealy family in 1697. The house remained in the family's possession for over a hundred and sixty years until 1859. One of its most notable owners was Elias Sealy, a supporter of the Monmouth Rebellion, an attempt to

seize the crown from James II. After defeat at the Battle of Sedgemoor, the last battle fought on English soil, Elias escaped capture by the King's troops by hiding in a tree on the Estate.



LOT ONE

Avishays House, Coach House, outbuildings, gardens and about 65.38 acres (26.43 ha) of pasture.

This elegant house has brick elevations with golden hamstone dressings under a Welsh slate roof. The earlier 17th century house eastern facade has stone mullions and a heavily timbered front door with timber shell hood over. Much extended during the Georgian period, the impressive west facing façade with tall sash windows provides wonderful views from the principal reception rooms and bedrooms over gardens to the parkland beyond. Avishays is a welcoming home with enormous charm and classical proportions, many of the rooms are panelled with open fireplaces, ideal for family life and entertaining. The generous, light-filled accommodation flows well and is arranged over two floors. A magnificent double height entrance hall features a sweeping imperial staircase and opens into the impressive triple aspect panelled drawing room. The adjoining sitting room features full height sash windows with access to the terrace. The panelled dining room leads to a spacious kitchen/breakfast room with an original flagstone floor, AGA and adjoining back kitchen. Upstairs the principal bedroom has an ensuite bathroom and dressing room. There are a further five ensuite bedrooms plus a bedroom with a separate bathroom. Attached to the house, the leisure suite accommodates a 42' heated swimming pool, gym and steam room. The vendors have carried out a comprehensive programme of maintenance and improvement during their ownership, with particular focus on maximising the estates potential income. They have installed a heating and hot water "district heating" system serving the main house, all the core outbuildings and North Lodge (further details under Services). All the fencing on the estate is new. The estate houses have been recently upgraded and their rental provides a significant income. In all Avishays is a manageable private estate with an excellent historic house in good order and well-protected by the surrounding parkland.

Please see floorplan for accommodation and measurements.





OUTBUILDINGS

The Coach House (listed Grade II), converted to provide significant secondary accommodation, with large open plan living area and three ensuite bedrooms. Opening onto a private terraced garden. An adjoining traditional stable block has three original loose boxes.

The Billiards Room (listed Grade II) converted from former stables, is now a spacious games/trophy room with full-sized billiard table. Could easily be used for office space if required.

Wine Cellar, with adjoining classic car garage.

Double modern General-Purpose Building (16.2m x 6.8m) provides further extensive garaging for classic cars, tractor/ machinery storage, workshops and plant room. Separate car wash area.

Estate Managers Office (6.5m x 5.1m)







MONMOUTH TOWER & THE ICE HOUSE

Set in an elevated position is a 19th century castellated stone folly, now known as The Monmouth Tower (listed Grade II), in memory of Elias Sealy. A previous owner installed a 19th century chiming clock by Gillett and Johnson of Croydon which was originally at Highclere Castle in Hampshire. There is also the listed stone ice house closer to the house.

THE GARDENS

The attractive gardens to the south and west of the house, are mainly laid to lawn with a variety of ornamental trees and separated from the parkland by a long ha ha. Beyond the long terrace is a parterre, perfectly echoing the classical facade. Either side of the front door, in the courtyard is a further charming formal garden of simpler design. A generous herbaceous border extends the length of the walled kitchen garden alongside the drive. Upon entering this enclosed garden there are roses, a cutting garden and raised vegetable beds. Also a tennis court, large greenhouse, potting shed and access to the newly planted orchard.





THE LAND

At the heart of the estate, surrounding Avishays House is traditional parkland laid out in the early 18th century. There is ancient pastureland with native specimen trees and a spring-fed lake filled with water lilies, reflecting the surrounding copper beech trees. The ground rises to the east towards Whitemoor Hill and is mainly wooded, with a stand of mature beech trees carpeted with bluebells in season.

LOT 2

Land at Lydmarsch 8.65 acres

About 7.28 acres of gently sloping pastureland and 1.37 acres of woodland, with separate access from Whitemoor Hill, Lydmarsch.

LOT 3

Land East of Mals Mead Lane 7.88 acres

Gently sloping pasture field with access and road frontage

off Mals Mead Lane.

LOT 4

Land West of Mals Mead Lane 4.89 acres

Gently sloping pasture field with access and road frontage off Mals Mead Lane.



LOT 5

East Lodge, outbuilding & 2.60 acres

This pretty thatched cottage has access from the north, well separated from Avishays House. The property has a fitted kitchen and a large open plan living room with a wood burner; upstairs are three bedrooms and a bathroom. The property benefits from central heating and double glazing. Outside there is parking, access to a large, detached workshop and a garden with views over the pastureland to the stream below.



LOT 6

West Lodge 0.10 acres

Set at the entrance to the main tree-lined drive, this attractive detached two-bedroom lodge has stone and half-timbered elevations under a tiled roof. The accommodation benefits from UPVC windows, a fitted kitchen, and living room with wood burning stove. There is an attached garage and enclosed rear garden.



LOT 7 AND LOT 8

1 & 2 Hays Cottages and 0.33 acres

With access off Castle Hill Lane 1 and 2 Hays Cottages are adjacent twin bungalows originally built for the estate's agricultural workers. Both are constructed of block walls under concrete tiled roofs. These 3 bedroom bungalows have two reception rooms, generous fitted kitchen, and excellent views over the parkland. The properties benefit from central heating provided by air source heat pump and double glazing. Outside there is parking, each bungalow has access to a garage and separate garden of a third of an acre.



LOT 9

North Lodge 0.60 acres

Set at the entrance to the north drive, this attractive, detached 3-bedroom lodge has stone, half-timbered and clay hung elevations under a tiled roof. The property has a fitted kitchen with an Aga, two generous reception rooms, a family bathroom as well as an additional downstairs shower room. There is a good-sized garden, mainly laid to lawn.



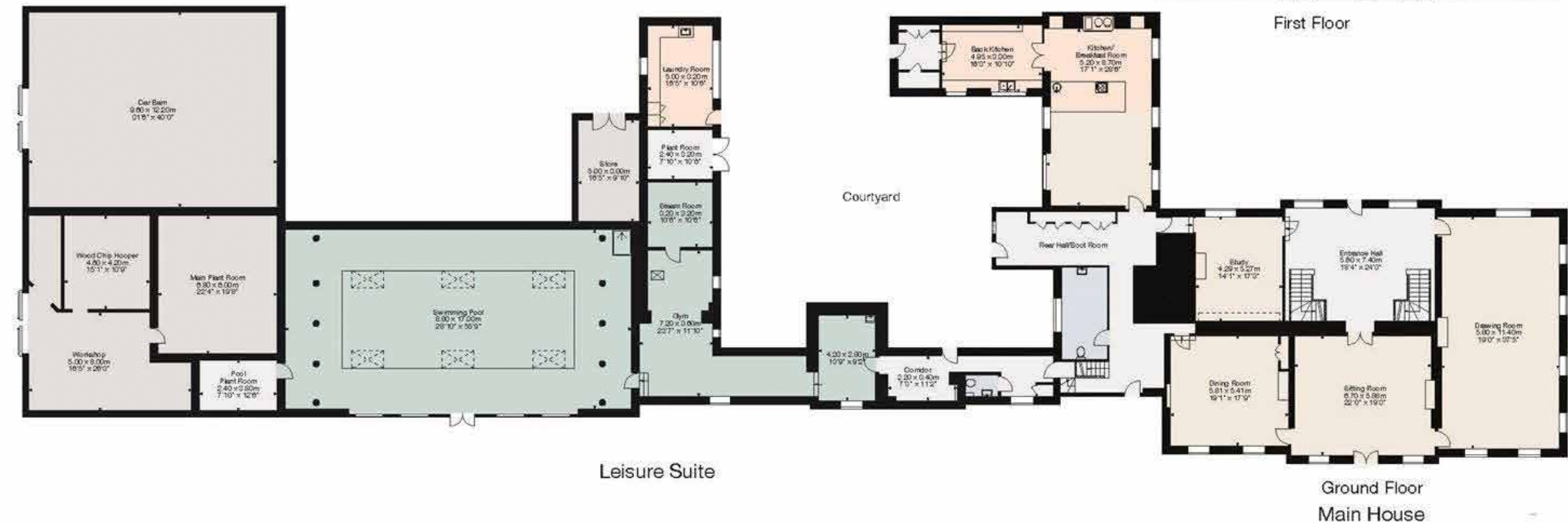
SERVICES

Lot 1: Main electricity. (Some 3-phase available). Private water (estate borehole). Private drainage (treatment plant). The main house, leisure suite and coach houses are heated by a Biomass boiler under a government support programme with RHI payments contributing significantly towards the running costs. This is at the highest level and runs for 20 years from June 2017. Broadband: Standard available. Mobile Network Coverage: There is mobile coverage in the area, please refer to Ofcom's website for more details.

Lots 2, 3, 4 and 5: Natural Water Supply

Lots, 6, 7, 8 and 9: Main electricity. Private water. Private drainage (treatment plants). Oil central heating. Broadband: Standard available. Mobile Network Coverage: There is mobile coverage in the area, please refer to Ofcom's website for more details.

Avishays House, Avishays, Chaffcombe, Somerset TA20 4AF
Gross Internal Area (Approx.)
Main House = 666 sq m / 7,168 sq ft
Leisure Suite = 243 sq m / 2,615 sq ft
Outbuildings = 250 sq m / 2,690 sq ft



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents

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MATERIAL INFORMATION

1. Avishays Estate is situated in Flood Zone 1, an area with a low probability of flooding.
2. A public footpath passes along the front drive a good distance from the main house.
3. The cottages are currently occupied under licence and will be sold with vacant possession. East Lodge is currently occupied by the estate manager and can be sold with vacant possession if required.

LOCAL AUTHORITY

South Somerset Council Tax Bands: Avishays House H, East Lodge E, West Lodge E, North Lodge E, 1 Hays Cottages E and 2 Hays Cottages E.

SPORTING

All rights are understood to be owned and included in the sale. Sporting pursuits in the area include hunting with The Taunton Vale, Cotley and Seavington Foxhounds. Racing at Taunton or Wincanton. Golf at Cricket St Thomas or Taunton & Pickeridge. Sailing on the coast at Lyme Regis or West Bay. The estate was formerly renowned as part of the adjacent Cricket St Thomas shoot.

EDUCATION

The area has an excellent choice of schooling including Avishays Community Primary School, Holyrood Academy and Colyton Grammar. Independent schools in the area include Chard Prep School, Perrott Hill, King's Taunton and Sherborne Boys and Girls Schools.



TENURE

Freehold with vacant possession upon completion.

DIRECTIONS

What3words ///clubbing.recital.acting
From Chard take the A30 eastwards in the direction of Crewkerne. About 1 mile out of the town immediately after the end of the 40-mph limit turn left. At the first crossroads turn right and the entrance to Avishays is directly opposite at the next crossroads.

VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122.

