



Melbury Bubb House, Melbury Bubb, Dorset







A most attractive unlisted former **Georgian rectory** with Victorian additions, having outstanding views over rolling countryside and standing in mature gardens and grounds.

There is a large pond, a number of outbuildings including separate offices, stables and an indoor swimming pool.

Summary of accommodation

Porch | Hall | Drawing room | Library and dining room | Kitchen/breakfast/family room | Playroom | Study | Boot room | Laundry room | Rear hallway
7 Bedrooms | 3 Bathrooms | Shower room | Cloakroom

Outbuilding with indoor swimming pool | Range of 8 stables (7 of these currently used as a playroom, store rooms, a tool shed, wood store and cloakroom/changing rooms for the swimming pool and one as a stable) together with double open fronted carport/further small carport | 3 further stables, a tack room and hay store | Detached offices | Garden store | Greenhouse

Garden with pond and 3 adjacent paddocks

In all about 4.25 acres (1.72 hectares)

Distances

Chetnole 1 mile (Railway platform halt to Westbury change for London Paddington 2½ hours and Bath and Bristol 1½ hours), Yetminster 4½ miles
Sherborne 9 miles (London Waterloo 2¼ hours/Exeter 53 minutes), Yeovil 9 miles, Dorchester 15 miles (London Waterloo 2½ hours)
(All distances and times are approximate)



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The property

Melbury Bubb House also known as The Old Rectory, Melbury Bubb, is a former Georgian rectory believed to date from circa 1800 with Victorian additions now forming the major part of the house on one side and to the rear.

The Victorian part of the property is predominantly constructed of brick elevations and stone quoins while the Georgian part is rendered and colour washed. There are stone quoins and cut stone bay windows with French windows from the principal reception rooms.





The property has a slate roof with stone and brick chimneys. On the rear (W) there is a brick, rendered and slate roofed extension lying beyond the existing kitchen. The property offers spacious family orientated accommodation with well proportioned reception rooms.

The porch is of attractive weathered stone leading to the entrance hall with Victorian grate and main staircase rising, and accessing the drawing room with an American wood burning stove with marble mantel and surround and a brick hearth with cast iron canopy, stripped floorboards, cornicing and a bay window with French windows leading onto the garden. The mirror is actually also a television when switched on.

The dining room and library, have an open fireplace with marble mantel and slips with a woodburning stove, stripped floorboards, bay window with French windows onto the garden. The practical elements of the house include a large boot room with a tiled floor and a Belfast sink and a ground floor shower/WC as well as a utility room with oil-fired boiler, Belfast sink with timber drainers, and fitted cupboards.

The kitchen/breakfast/family room is a wonderful room with fantastic living space and slate flooring, fireplace with woodburning stove and flanked by shelved alcoves with cupboards below, an extensive range of wall and base



units, integrated Bosch dishwasher, island unit with vegetable preparation sink and mixer tap, breakfast bar with drawers and cupboards below, tiled alcove with spotlights and a mantel above inset with a four oven electric AGA with electric AGA hob module. There is a playroom with vaulted ceiling, stripped floorboards and exposed timbers. For those who need to work from home there is a study with stripped floor, bookshelves, cupboards under and a fire surround.





The first floor is accessed off either the main stairs or a rear staircase with one long landing and provides the two principal bedrooms in the Victorian part, three further bedrooms, two bathrooms and a shower room. The majority of the bedrooms have either fitted wardrobes or cupboards. All the bedrooms except one have views over the garden and beyond to rolling countryside. Bedroom three has views towards St Mary's Church and Melbury Bubb.

Situation

Melbury Bubb is a small village with a parish church of St Mary. Local village facilities can be found in the neighbouring village of Chetnole including a bistro pub with further local facilities, including a small Spar supermarket and an artisan cafe in Yetminster, about five miles and a further village shop and delicatessen in Leigh about three miles away.

The village of Melbury Bubb was the setting for Thomas Hardy's "The Woodlander's" and reputedly Melbury Bubb House was the house in which lived the wandering Edred Fitzpiers while his eventual wife Grace Melbury lived opposite in what is now called The Manor House.

The abbey town of Sherborne and regional centres of Dorchester (the county town) and Yeovil provide a wide range of shopping, business and recreational facilities.

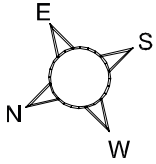
There are a number of well-regarded schools in the area including the Sherborne schools, Leweston, Hazlegrove, Millfield, Bryanston, King's Bruton and Canford together with many others.

Communication links are excellent, with nearby access onto the A37 providing a north/south link. The A303 is located to the north linking with the M3 to London.

Mainline rail service from Sherborne to London (Waterloo) takes about 2¼ hours. There is railway platform halt at Chetnole across the fields, providing a rail service to Bath, Bristol, Weymouth, Westbury and London Paddington.

Bristol and Exeter Airports are both within about 1 hour's drive offering connections around the UK, Europe and to other destinations.





Approximate Gross Internal Floor Area

Main House = 425 sq m (4,577 sq ft)

Carport = 29 sq m (307 sq ft)

Outbuilding = 98 sq m (1,050 sq ft)

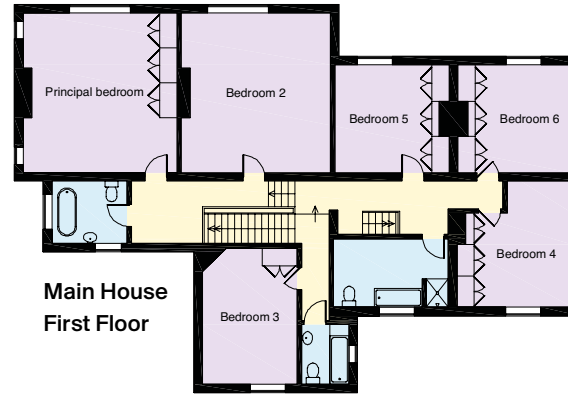
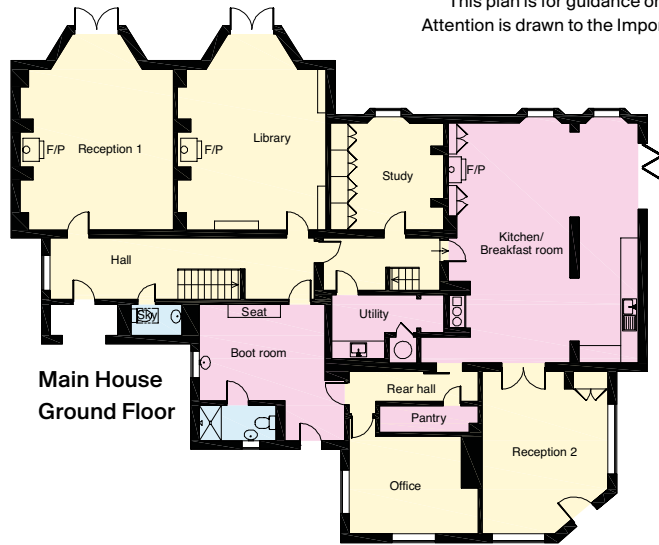
Moon Daisy Offices = 82 sq m (882 sq ft)

Swimming Pool = 159 sq m (1,717 sq ft)

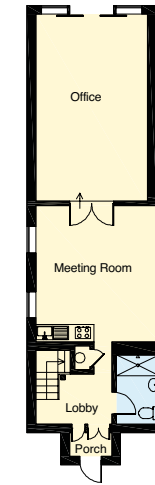
New Stables = 51 sq m (552 sq ft)

Total = 844 sq m (9,085 sq ft)

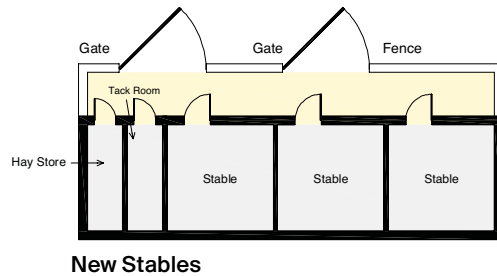
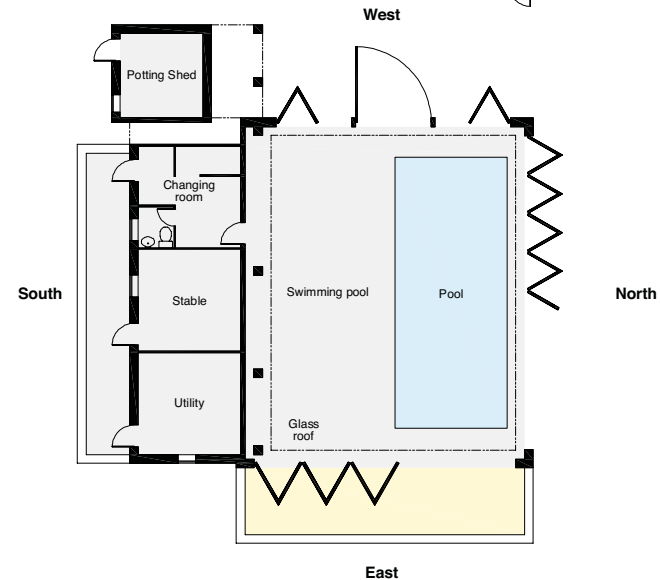
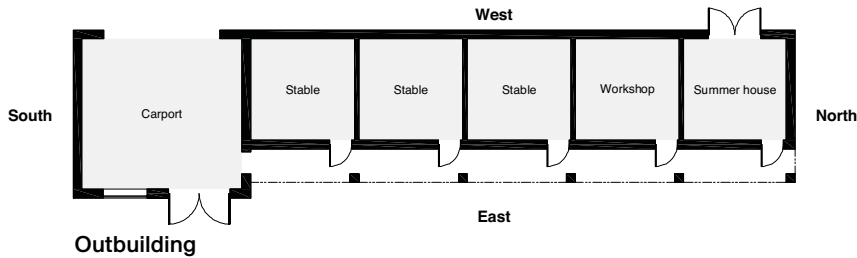
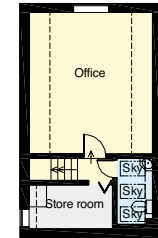
This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Moon Daisy Offices Ground Floor



Moon Daisy Offices First Floor



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

Gardens, grounds and outbuildings

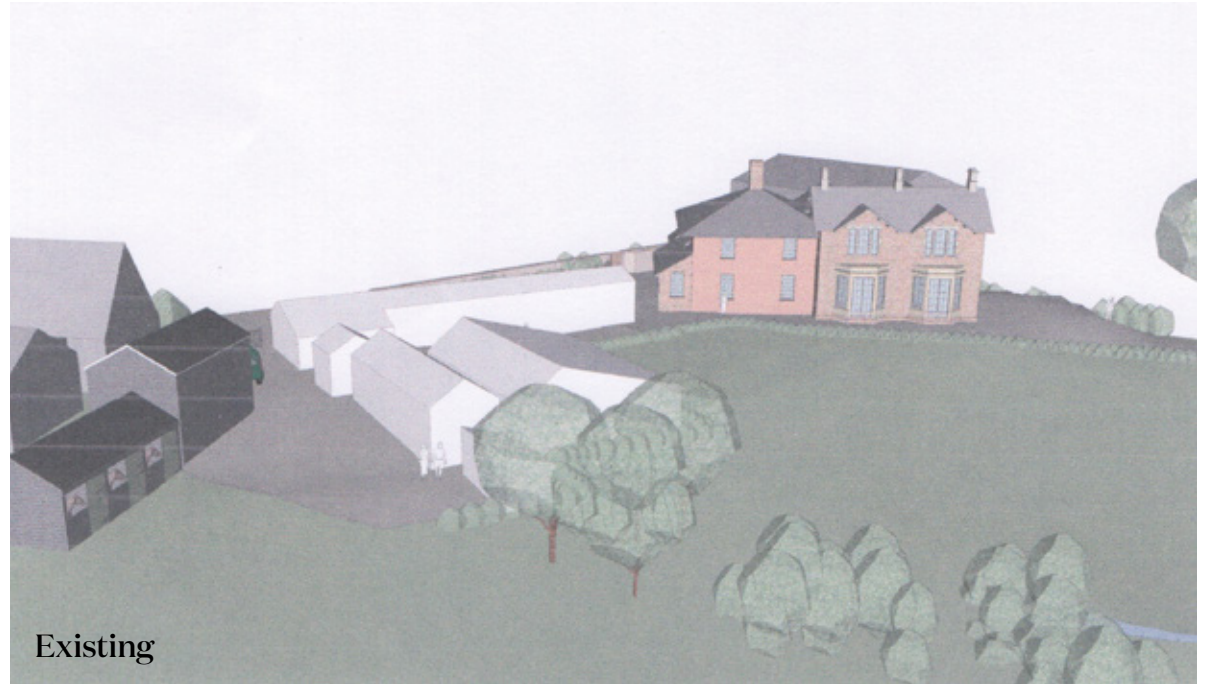
The property is approached off the village lane through a pair of wrought iron gates leading onto extensive gravelled parking on the western side of the house. There is a spur drive from here to a secondary access with double timber gates with a cattle grid. There is further parking beyond the house which accesses the open fronted carport and other buildings beyond. There are a number of stocked borders and this garden is enclosed on one side by walling with lavender and box bushes flanking the path to the gate. The main garden lies at the front of the property with a border along the eastern elevation with box hedging and mixed flowers. This area opens onto a level expanse of lawn which is on two tiers with a number of trees and a herbaceous border located on the northern side. This lawn in turn opens onto a more paddock like area which is laid to pasture with a large conservation pond with mixed aqua flora including a number of lilies. The area of paddock lies on the east and this is well fenced and hedged and has water feeding a trough. This is suitable for either equine or other stock use. There are wonderful 180° views over rolling lightly wooded West Dorset countryside from the garden, principal reception rooms and bedrooms in the house.

Moon Daisy

To the south of the house and stables, and with its own access is Moon Daisy, providing office accommodation. There are two offices, a bathroom as well as a meeting room.



Melbury Bubb House or (The Old Rectory Melbury Bubb) may have the benefit of some material planning potential. Planning permissions were obtained where thought to be necessary and some foundations were put in place. A buyer must rely on the buyer's own enquiries with regard to the currency of these planning permissions having regard to the start made to the foundations. The seller gives no assurance with regard thereto. The plans are now set up in Sketch up View (please see below and overleaf the proposed plans). They include a Georgian extension on the north side to match the Georgian part on the south side; a double height barn which has a solar roof and solar batteries situated within that barn to power the house and electric cars; The replacement of the playroom extension with a two story extension matching the existing Victorian eves; the conversion of the six stables in to one long children's playroom with a kitchenette at the southern end.



Existing



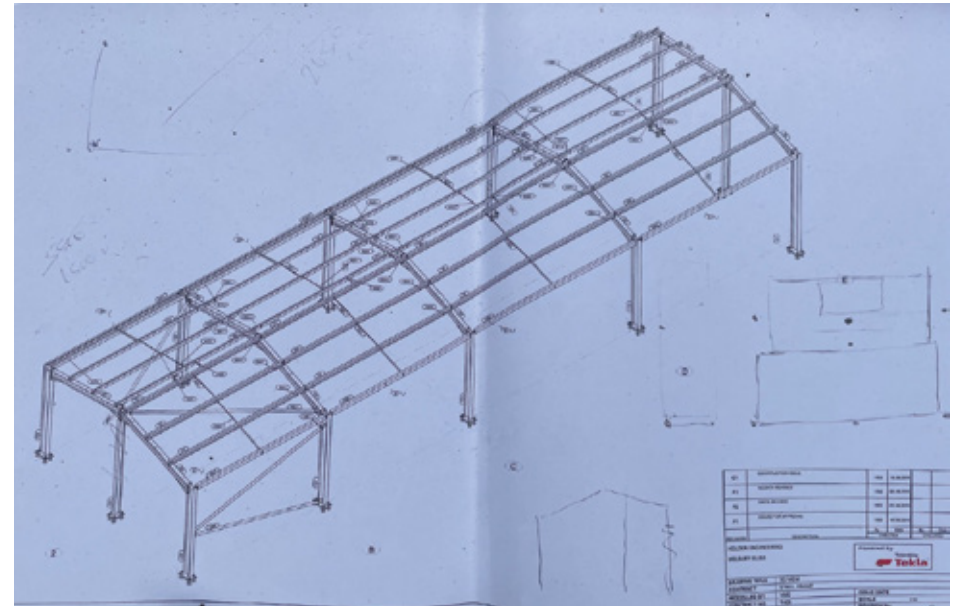
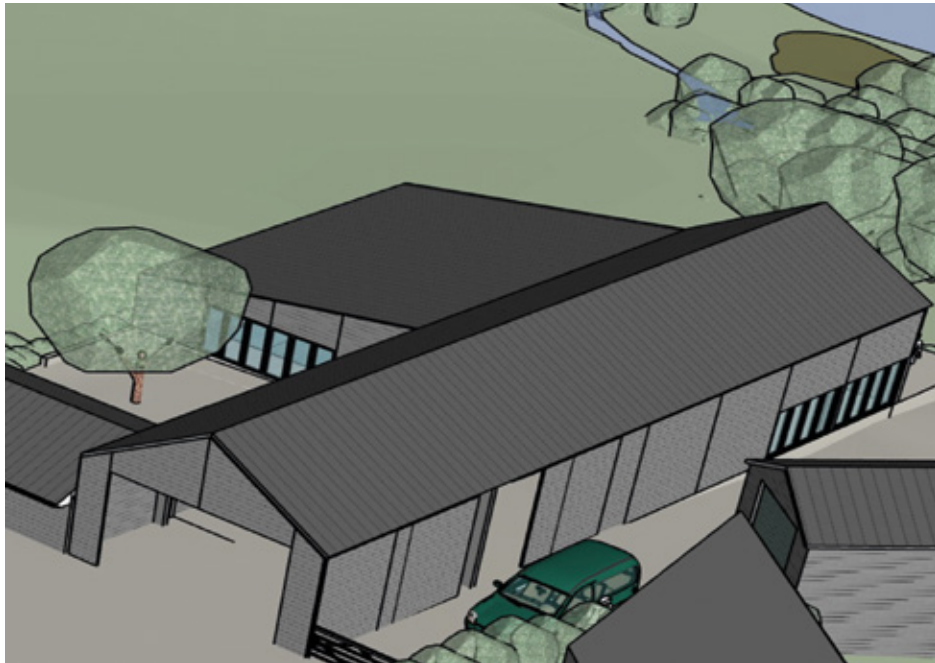
Proposed

Existing



Proposed

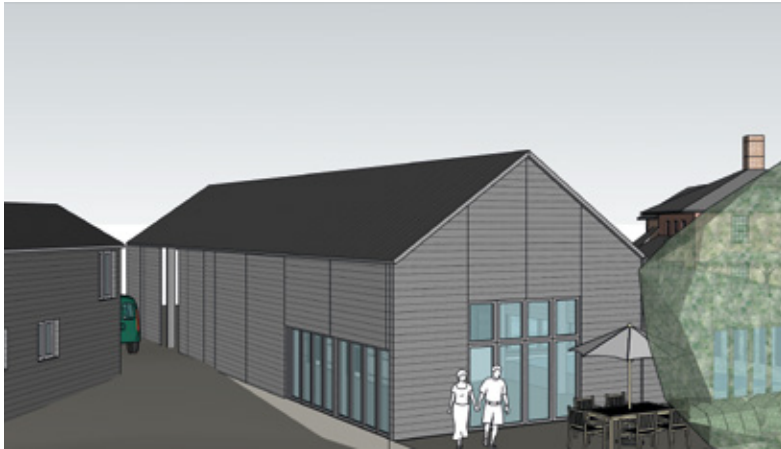
Detailed drawings for the proposed barn have been prepared and are available from the agents upon request.

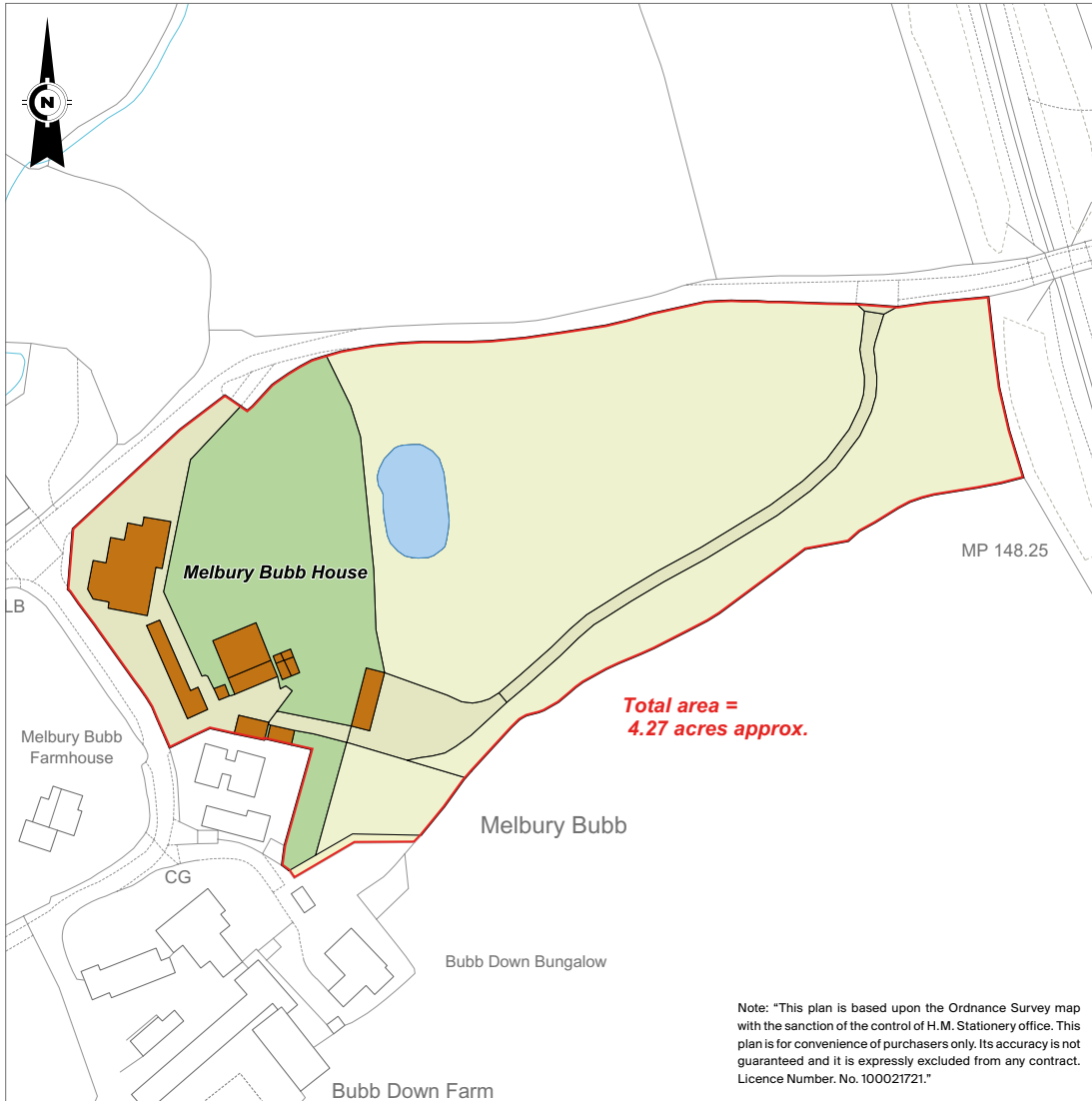


This provides an opportunity to construct the roof of the barn with integrated solar panels, with batteries placed within the barn, assisting with reducing the energy costs for the main house and Moon Daisy as well as potential for charging electric vehicles.

The frame for a non-solar roof on the proposed barn (shown below) have been purchased already, please contact the agents for more information.

No representation is made in regard to the cost of construction of the barn, electrical installation works and the integrated solar panels and the purchaser must rely on their own enquiries.





Directions (Postcode DT2 0NQ)

From Sherborne proceed about 2 miles south on the A252 towards Dorchester and just before entering the village of Longburton turn right signed to Leweston School. Proceed along this road for about 3½ miles until reaching the T-junction at Totnell Corner. Turn right signed to Leigh and bear left in the village centre signed to Chetnole. Proceed over the hump backed bridge in Chetnole, pass a Queen Anne house on the left and The Chetnole Inn on the right and turn left at the T-junction signed Melbury Bubb/Evershot. Continue out of Chetnole for about 1 mile taking the right turn signed to Melbury Bubb.

Melbury Bubb House is the first property on the left as you enter the village.

Services

Private water supply and drainage. Mains electricity supported by solar panels. Oil-fired central heating. Electric AGA.

EPC rating D.

Local authority

West Dorset District Council: 01305 251010

Council Tax: Band H

Viewings

Viewings are with the sole selling agents Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs dated May 2022.

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