

A decorative flourish consisting of several overlapping, light-colored circular and scroll-like shapes, centered behind the main title.

WEST WOODYATES MANOR

Salisbury, Dorset



'A charming Grade II Listed family home sitting in beautiful countryside at the heart of a diverse residential, farming, sporting and conservation estate'*



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*Sixpenny Handley 2 miles | Salisbury 11 miles (London Waterloo from 90 minutes) | Shaftesbury 13 miles
Blandford Forum 13 miles | London 95 miles
(Distances and times approximate)*

A charming Grade II* Listed family home sitting in beautiful countryside at the heart of a diverse residential, farming, sporting and conservation estate

Entrance hall | Drawing room | Study | Library | Dining hall | Kitchen/breakfast room | Two cloakrooms | Office
Boot room | Domestic offices | Extensive cellars

Master bedroom with dressing room and bathroom | Four further bedrooms | Two bathrooms
Extensive second floor bedroom accommodation

Beautiful formal gardens | Walled garden | Former stables | Parkland | Extensive range of traditional outbuildings

Manor Cottage with four bedrooms | Well House | The Old Office | Ten further cottages

Spectacular woodland | Rolling countryside with wild pheasant and partridge shoot | Pasture | Arable

For Sale Freehold

In all about 970.07 acres



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

Dorset

- West Woodyates Manor sits at the heart of 970 acres of gently rolling Dorset countryside within the historic and picturesque Cranborne Chase Area of Outstanding Natural Beauty.
- The estate is just 2 miles to the north east of the thriving village of Sixpenny Handley with an excellent butcher, village shop, garage, local brewery, primary school, pub and many other small businesses. In addition the local area is surrounded by numerous charming villages with wide ranging local amenities and a variety of excellent pubs and restaurants.
- More extensive shopping, business and recreational facilities are found in the Cathedral City of Salisbury, Blandford, Shaftesbury, Poole, and Bournemouth.
- There are regular mainline train services from Salisbury to London Waterloo taking from 90 minutes. There is easy access to the A30 and A303 providing a direct east/west route linking with the M3 to London.
- Bournemouth International Airport offers an increasing range of international destinations, although Southampton, Bristol and Heathrow are not far.
- Hunting is available with the Portman, Blackmore & Sparkford Vale, South Dorset, South & West Wiltshire, Wilton and Cattistock Hunts. Golf at Rushmore Park. Water sports, sea fishing and sailing are available on the nearby Jurassic Coast. The area is served by an excellent range of schools both in the public and private sectors and these include Hanford, Sandroyd, Port Regis, Knighton House, Bryanston, Canford, Milton Abbey, St Marys Shaftesbury, Clayesmore, Sherborne Girls School and Sherborne Boys School.



'West Woodyates Manor sits at the heart of 970 acres of gently rolling Dorset countryside.'

A Brief History

The country around West Woodyates has been occupied and farmed since the Neolithic but earlier Mesolithic flint implements left behind by hunter-gatherers have been found on the farm, ranging from scrapers to axe-heads and laurel-leaf knives. Neolithic long barrows and Iron-age round barrows in the vicinity show that people have been settled here for the past 5000 years.

There are strong signs that West Woodyates was a farming settlement in Roman times. Roman coins from the reign of Constantine I (272-337 AD) have been found on the farm and the well situated in the Well House is reputed to be of Roman origin. In any event, the position of the Manor House, hidden in a hollow in the landscape, with its front to

the open farming land and its back to the oak forests of Cranborne Chase, a near straight mile off the Roman Road, perfectly combined access to food, fuel and water with communications and security. It still does.

In the Middle Ages, the land formed part of the estates of the Abbey of Tarrant, remembered in one of the field names, Tarrant's Hill. There are a number of mounds and depressions in the lower park suggesting an abandoned mediaeval village, perhaps from the time of the Black Death. The core of the present Manor House dates from around 1600.

In the early 18th century, the property was bought by Thomas 'Diamond' Pitt, formerly

President of the East India Company. His legendary acquisition and smuggling of a 410 carat uncut stone, later the 'Regent Diamond', all went to finance the purchase of properties across the south and southwest, from Cornwall to Hampshire and Berkshire. West Woodyates was one of these.

The property remained in the Pitt family for three generations, through most of the eighteenth century. The Queen Anne front to the Manor House and the ha-has and bastions around the park probably date from that period.

Further additions were made in the early twentieth century, including a long brick range of racing stables, now barns, built by the Hayter family, the present drawing

room added by the Eastwood family and some further additions on the north side of the house which have since been demolished, added by the present family when the property was bought in 1929. An underground tunnel which connects the Manor House and the Manor Cottage, dates from the 1930s.

The limits of the property have remained much as they are today with only Shaftesbury Field and Cobley Lawn being added early in the last century. Many of the outer hedges contain the boundary stones of the Shaftesbury Estate, marked with an 'S' and a coronet, facing inwards. Clearly, West Woodyates has survived for generations as an independent landholding in its own right.



West Woodyates Manor

Grade II* listed West Woodyates sits in a wonderful private position at the heart of the estate surrounded by beautiful formal gardens, parkland and ranges of traditional buildings and cottages.

From the moment you arrive, travelling down the nearly mile long drive, the house sweeps into view and you soon realise that West Woodyates is a very special place. The house sits in the middle of the Estate with some far reaching views over the farm and land beyond.

The main house is extremely well laid out with a series of excellent reception rooms running along the main façade including the beautiful vaulted drawing room, sitting room, library and dining hall. There is a delightful

family kitchen and pantry as well as boot room, offices, utility rooms and extensive cellars. The ground floor lends itself to both formal entertaining and family life.

The master bedroom with adjacent dressing room take full advantage of the spectacular views over the Estate. There are a further four principal bedrooms and three bathrooms on the first floor along with a significant number of additional bedrooms and a bathroom on the first and second floor.

A short walk from the main house, is Manor Cottage which has been converted making it ideal for either family, guest or staff accommodation. It has a large sitting room with dining area, kitchen/breakfast room along with 4 bedrooms and 2 bathrooms.

Adjacent on either side is the Well House with ancient well and apple store and the Office with garaging below. This is also attached to a beautiful traditional storage barn that previously was stabling.

West Woodyates has beautiful formal gardens which draw your eye to the parkland beyond. Of particular note are the sunken garden to the south of the house with charming fountain and topiary hedging with balustrading and views over the ancient parkland. To the rear of the house are a series of compartment gardens including the sun dial garden and orchard along with the 0.8 acre walled garden.





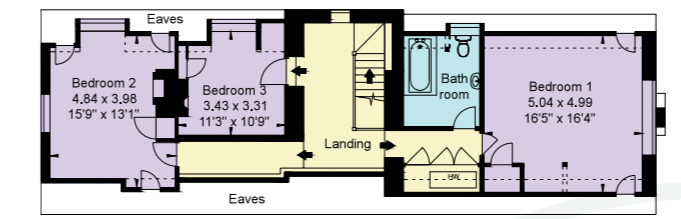


Floor Plans

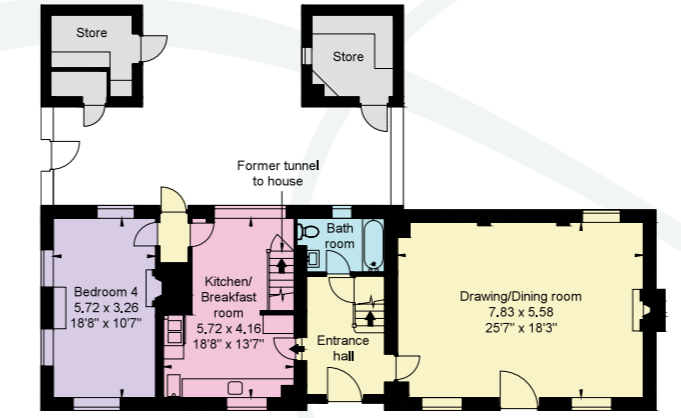
Approximate Gross Internal Floor Area:
Manor House: 987 sq m (10,630 sq ft)
For identification only, not to scale.



Manor Cottage



First Floor

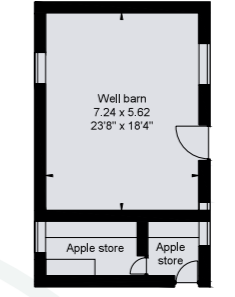


Ground Floor

Approximate Gross Internal Floor Area:
Manor Cottage: 197 sq m (2,125 sq ft)
For identification only, not to scale.



The Well House

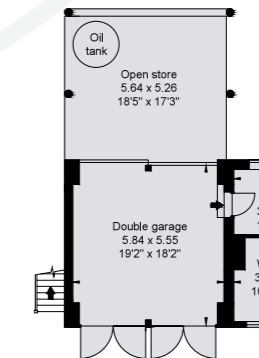


Ground Floor

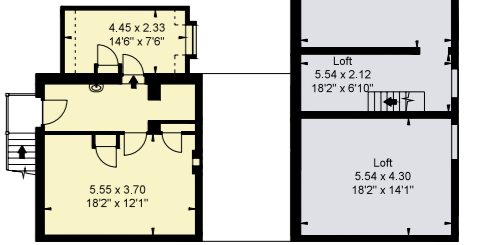
Approximate Gross Internal Floor Area:
The Office/Well House: 440 sq m (4,740 sq ft)
For identification only, not to scale.



Offices



Ground Floor



First Floor

Denotes restricted head height

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage





Manor Cottage



Farm Buildings

There are a series of traditional outbuildings largely of red brick and flint construction that have huge potential for a wide range of uses.

In addition is the former grain store and dryer along with a further grain store on the main drive.



Cottages

The estate has an excellent portfolio of cottages which provide a healthy income stream to the estate. 1 and 2 Whitegates are located at the head of the drive, Bailiff's House half way down the drive and 1-7 West Woodyates Cottages are all within easy reach of the main house.

All of the properties have fibre broadband along with mains water, electricity and private drainage.



1 and 2 West Woodyates



1 and 2 Whitegates



6 and 7 West Woodyates

West Woodyates Manor



5 West Woodyates



3 and 4 West Woodyates



Bailiff's House

Property	Bedrooms	Semi-/detached	Tenancy type
1 West Woodyates	3	Semi	Assured Shorthold Tenancy
2 West Woodyates	3	Semi	Assured Shorthold Tenancy
3 West Woodyates	3	Semi	Assured Shorthold Tenancy - Employee - rent free, will be vacant
4 West Woodyates	3	Semi	Assured Shorthold Tenancy
5 West Woodyates	2	Detached	Assured Shorthold Tenancy
6 West Woodyates	3	Semi	Assured Shorthold Tenancy
7 West Woodyates	3	Semi	Agri. Rent Act
Bailiff's House	4	Detached	Assured Shorthold Tenancy
1 Whitegates	3	Semi	Assured Shorthold Tenancy
2 Whitegates	3	Semi	Assured Shorthold Tenancy

Sporting and Wildlife Conservation

A major feature of the estate and close to the hearts of the current owners has been enhancing the bio-diversity and wildlife on the estate and in doing so have enjoyed a wild game shoot. Wild grey partridges have been actively encouraged and are increasing in number.

There are an abundance of deer, mainly fallow, some roe and an occasional muntjac. Sika have also been seen.

Beetle banks have been installed in the larger arable fields to provide cover for ground nesting birds and a reservoir of natural enemies against insect pests.

Wildflower headlands have been established as part of a Mid-tier Countryside Stewardship scheme alongside cultivated strips for arable weeds and three blocks of unharvested barley to provide winter wild bird food and brood rearing cover. The farm is rated as a site of 'National Importance' for rare arable plants including Night-flowering Catchfly and Rough Poppy.

A number of areas of previously cultivated land have been allowed to revert to rough grassland/downland. Much of this is now rich in wild flowers. In addition, about 65 acres of former arable land, has been planted with mixed woodland, with extensive open areas, on three sides of a 30 acre block of ancient woodland, Denbose Wood. This wood along with Hill Copse are designated Sites of Nature Conservation Interest.

The following orchid species are found on the estate: Greater Butterfly Orchid, Bee Orchid, Common Spotted Orchid, Pyramidal Orchid, Early Purple Orchid and White Helleborine.

Birds are thriving with over 50 breeding species including Barn Owls, Yellowhammers, Skylarks and Corn Buntings along with some 30 species of butterflies recorded including Dark Green Fritillary and Purple Emperor.



'A major feature of the estate has been enhancing the bio-diversity and wildlife.'

The Farm

Farming at West Woodyates has been predominantly arable with approximately 780 acres cultivated. Over the last 50 years, cropping has changed from all malting barley to the present three course rotation of winter wheat, spring barley and oilseed rape, itself now giving way to beans and other break crops.

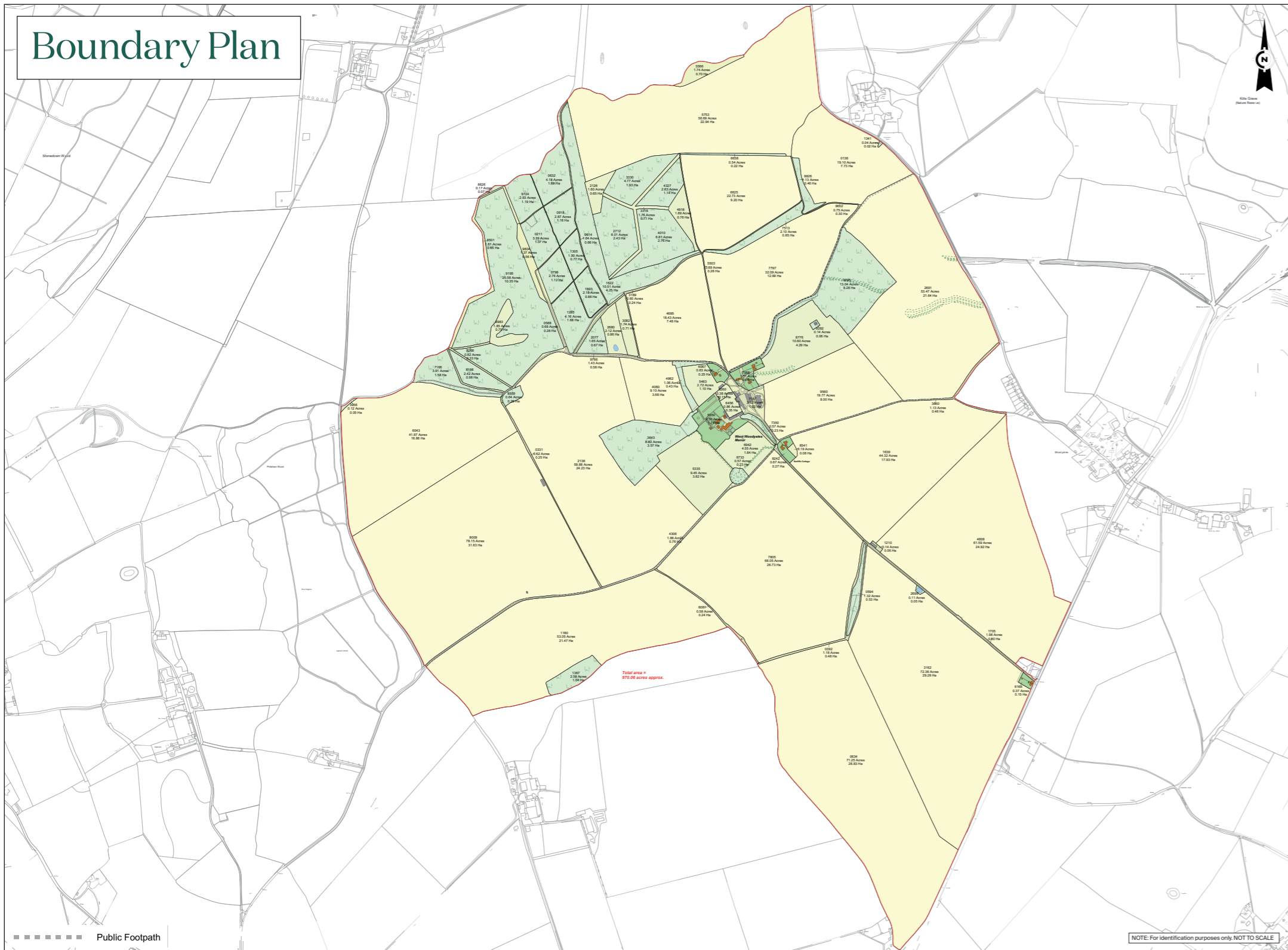
Linseed has been grown successfully, as have spring oats, winter oats and winter barley.

There are approximately 37 acres of permanent pasture. In the recent past, the farm had a flock of 700 breeding ewes on grass leys.

The business is run as a family partnership with all fieldwork being carried out by a contractor using the best modern growing techniques and technology obtaining high yields across the farm. All crops leave the farm at harvest for cleaning, drying, storage and marketing by Trinity Grain, a farmer-owned cooperative where the current owner has 2,100 tonnes of storage rights.

(N.B. These will be available for purchase, in part or in whole).





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Viewing is strictly by prior appointment.
Please contact:

Knight Frank
Country Department
55 Baker Street
London W1U 8AN
www.knightfrank.com

Will Matthews
+44 (0) 20 7861 1440
will.matthews@knightfrank.com

Clive Hopkins
+44 (0) 20 7861 1064
clive.hopkins@knightfrank.com

Knight Frank
15 Cheap Street
Sherborne
Dorset DT9 3PU
www.knightfrank.com

Luke Pender-Cudlip
+44 (0) +44 1935 810 062
luke.pender-cudlip@knightfrank.com

Connecting people & property, perfectly.

Fixtures and Fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electrical items, garden ornaments, statuary, garden machinery and agricultural machinery.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

Services

Mains Water and electricity. Private Drainage. Oil Fired Central Heating. Fibre Broadband to all properties provided by Wessex Internet.

Energy Performance Certificates

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agent.

Postcode

SP5 5QS.

Method of Sale

For sale as a whole with vacant possession subject to the various tenancies currently in operation.

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2020. Photographs dated June 2020. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy 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.

Easements, Wayleaves and Rights of Way

The Property is offered for sale subject to and with benefit of all rights of way, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are two rights of way that cross the Estate.

Basic Payment and Countryside Stewardship Scheme

The vendors will use their reasonable endeavours to transfer the Basic Payment and Countryside Stewardship Scheme entitlements to the purchaser. The vendor will retain the current year's payments.

Viewings

Strictly by appointment with the selling agent. If there is any point which is of particular importance, we invite you to discuss this with us, especially before you travel to view the property.



