

Chiselborough House







Chiselborough House,

Stoke Sub Hamdon, Somerset, TA14 6TX

A303 1.8 miles. Norton Sub Hamdon 1.5 miles. Crewkerne 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 (in need of some repair)
- Freehold. Council Tax Band G

Guide Price £1,250,000

Stags Yeovil

4/6 Park Road, Yeovil, Somerset, BA20 1DZ

01935 475000 | yeovil@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

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 originated as a much smaller 17th-century dwelling, reputedly dismantled, transported, and re-assembled in its present position during the Georgian period, when it was also substantially extended. Since then, the house has remained largely unchanged architecturally and stands today as a fine and authentic example of Georgian domestic architecture.

Constructed principally of hamstone beneath a slate roof, the house features well-proportioned rooms, with all principal spaces enjoying wonderful views over the delightful parkland grounds that surround the property and provide exceptional privacy. Many classical early 19th-century features remain intact, including small-pane tall sash windows, moulded architraves, fine period joinery, oak parquet flooring, and Blue Lias flagstone floors, all contributing to the charm and integrity of the house.

Chiselborough House has been the cherished home of its current owner since 1997 and now presents an exciting opportunity for a comprehensive refurbishment, allowing a new custodian to enhance and restore this remarkable property for the next generation. The property is approached via a sweeping drive that curves through the impressive parkland grounds. A useful range of outbuildings sits close by and includes a potential two-bedroom cottage (requiring refurbishment) together with a stable yard incorporating two loose boxes, a double garage, and a single garage.

ACCOMMODATION

The principal part of the house is arranged around the central reception hall, from which three elegant reception rooms and a study lead. At its heart is an impressive sweeping staircase, beautifully lit by natural light filtering down through a roof lantern positioned above the stairwell. Both the drawing room and the adjacent dining room are south-facing, with French windows opening directly onto the gardens, creating a seamless connection between the interior and the grounds. The sitting room exudes character, featuring exposed oak beams and a fireplace fitted with a wood-burning stove.

The kitchen/breakfast room is of good size and includes a walk-in pantry. It is also believed to retain its original Blue Lias flagstone floor beneath the current covering. A range of useful service rooms complete the ground floor, including a utility room, store room, boot room, WC and boiler room. On the first floor, the main galleried landing gives access to four bedrooms, two of which benefit from en-suite bathrooms. A secondary landing leads to four further bedrooms and a family bathroom, offering generous accommodation ideal for family use or visiting guests.













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 via a private sweeping drive that curves around to the front of the property, providing extensive parking and convenient access to the various garaging and outbuildings. This beautiful country home is set within approximately 7.26 acres of parkland grounds, thoughtfully developed and nurtured by the current owner over the past 29 years. On the south-facing elevation of the house, an impressive climbing Wisteria creates a striking display above a large lawn, complemented by an established Blue Cedar tree. Beyond the lawn, the gardens unfold into a rich and colourful array of Camelias, Rhododendrons, Magnolias, Azaleas, and a variety of other scented plants, offering year-round interest and charm.

To the rear of the house, and enclosed by mature Beech hedging, lies a hard tennis court positioned beside a swimming pool and pool house, both of which are now in need of repair but offer excellent scope for restoration. Beyond this area is a delightful mixed orchard, home to a fine selection of fruit trees including plum, apple, walnut, mulberry, and pear, together with a former kitchen garden and a traditional stone-built barn, adding further character and potential to the estate.

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
Total = 617.0 sq m / 6637 sq ft

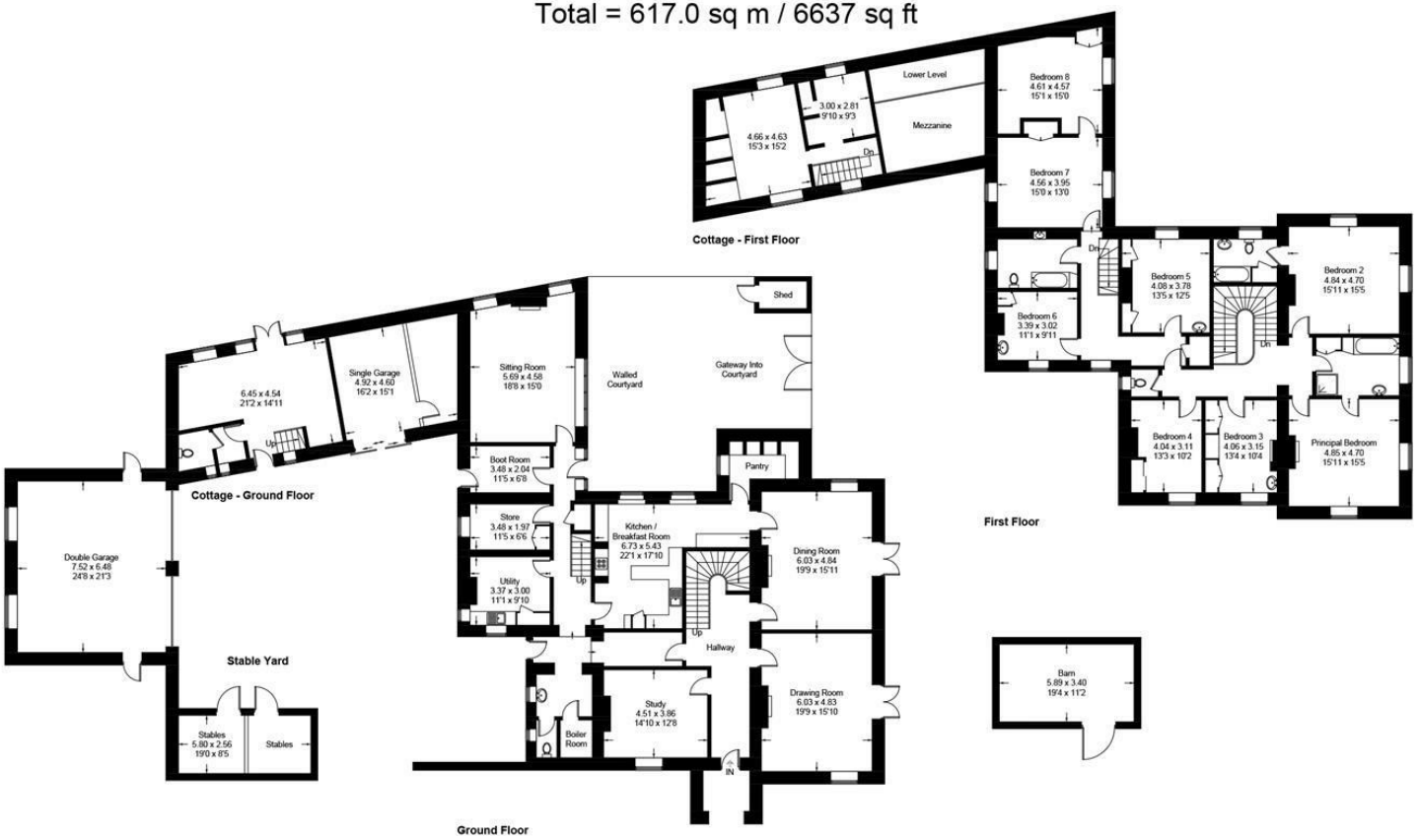
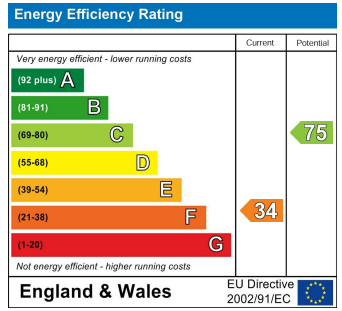


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (I1173490)



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