Symonds & Sampson



Avishays Lot One A

Avishays, Chaffcombe, Somerset

Avishays Lot

Avishays
Chaffcombe
Somerset TA20 4AF

An excellent Georgian Grade II* 7-bedroom country house with views over mature parkland. Indoor pool, tennis court, surrounded by mature gardens. Handsome 3-bedroom Coach House, stables and garaging. In all 6.52 acres (2.63 ha).

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- 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
- Beautifully landscaped grounds, walled kitchen garden and tennis court
- In all 6.52 acres (2.63 ha) more land is available by separate negotiation
- For Sale by Private Treaty - Lot One A of Avishays Estate

Guide Price £2,750,000

Freehold

[Method of Sale if NOT Private Treaty.]

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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 A

Avishays House, Coach House, outbuildings, gardens and grounds. In all about 6.52 acres (2.64ha). 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. All the fencing on the estate is new. Avishays is an excellent historic house in good order and well-protected by its grounds. Please see floorplan for accommodaton and measurements.

OUTBUILDINGS

The Coach House (listed Grade II), has been converted to provide significant secondary accommodation, with large open plan living area and three bedrooms, one ensuite and a separate bathroom. The living area opens onto a private walled courtyard 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. This 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).

THE GARDENS

The long driveway at Avishays has an avenue of horse chestnut trees, underplanted with spring flowering bulbs, creating an impressive entrance. 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.

SERVICES

Lot 1 A: 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.

MATERIAL INFORMATION

1. Avishays 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.

LOCAL AUTHORITY

South Somerset Council Tax Bands: Avishays House H

SPORTING

All rights are understood to be owned and included in the sale. 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 Avishayes 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

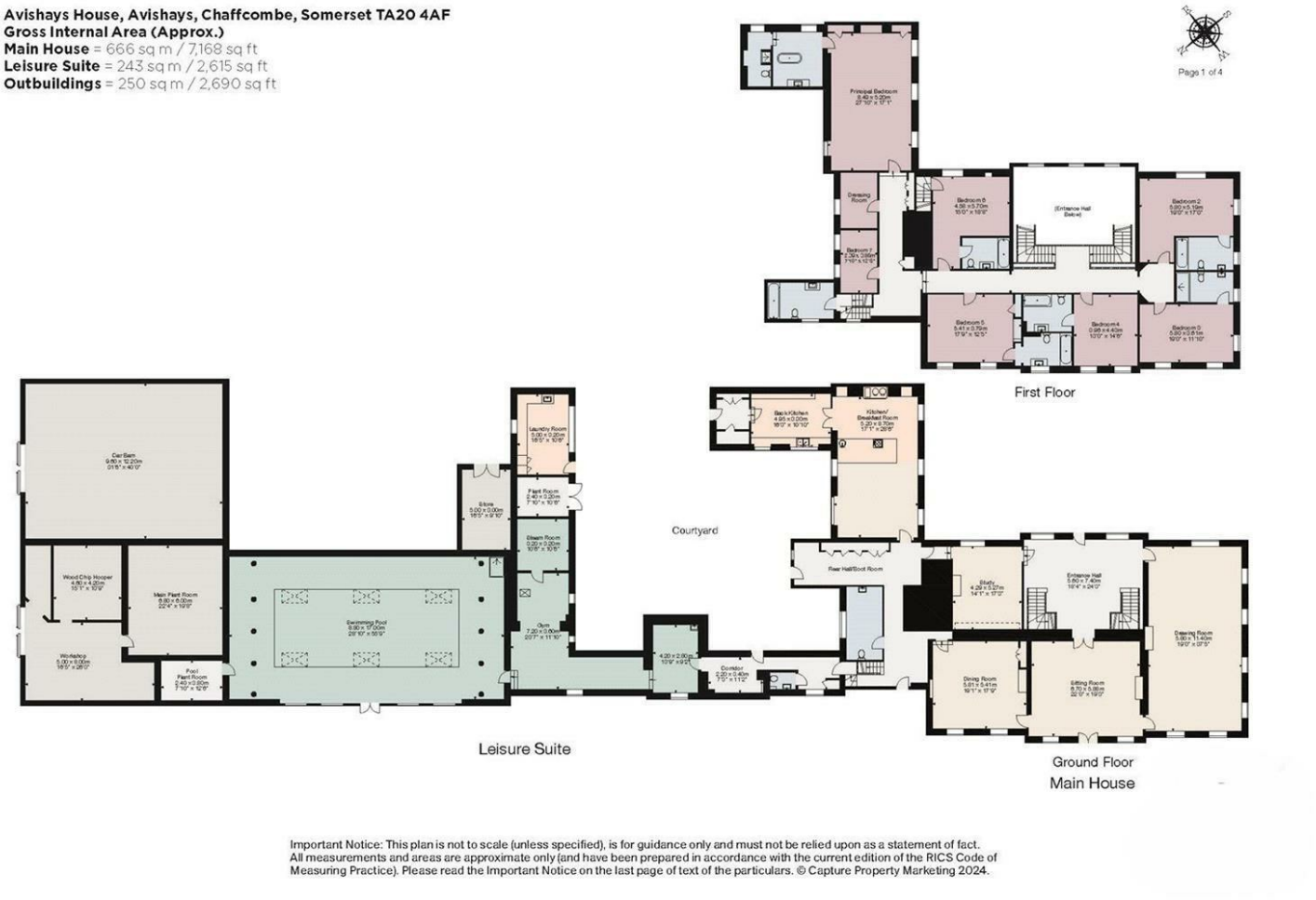
Freehold with vacant possession upon completion







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: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2024.





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