

Chalmington

Chalmington Manor, Dorchester, Dorset DT2 0HB

On the instructions of P Mayo MRICS
and A Kisby MRICS of Allsop LLP acting
as Joint Fixed Charge Receivers

allsop

- **A Freehold Grade II Listed Manor House**
- **Set within 13.91 Hectares (34.38 Acres) of Gardens and Grounds**
- **The Manor House provides Twelve Bedroom Accommodation and extends to a GIA 1,511 sq m (16,270 sq ft)**
- **The House also includes an Integral Three Bedroom Flat**
- **There is a Three Bedroom Lodge extending to 96 sq m (1,035 sq ft)**
- **The Estate also includes Garaging, Stables, an Aircraft Hangar, All-Weather Tennis Court and Paddocks**

Vacant



To View

The property will be open for viewing on Monday 17th and Wednesday 19th July between 11.00 a.m. – 12.30 p.m. These are open viewings with no need to register.

Joint Auctioneer

Savills (Ref: Ashley Rawlings).
Tel: 01202 856873.
Email: ashley.rawlings@savills.com

Seller's Solicitor

Messrs Foot Anstey (Ref: Joel Woolf).
Tel: 0117 915 4700.
Email: joel.woolf@footanstey.com

Freehold Manor House



Tenure

Freehold.

Location

Chalmington is a small hamlet set within the West Dorset Area of Outstanding Natural Beauty. Nearby villages of note include Cattistock, Maiden Newton, Cerne Abbas, Sydling St Nicholas and Evershot, all of which have a variety of amenities. Evershot is also home to the renowned Summer Lodge Hotel. The towns of Bridgport, Beaminster, Sherborne, Yeovil and Dorchester are all within easy driving distance and provide a range of shopping, educational and recreational facilities. Communications in the area include the A303 to the north of Yeovil and the A31 to the south at Bere Regis, both of which provide a route towards the M3 Motorway and London/Home Counties.

West Dorset is well served by independent schools, including Sherborne Preparatory School, Sherborne School for Boys, Sherborne School for Girls, Leweston, Perrott Hill, Port Regis, Hazlegrove and Millfield. Sporting facilities in the area include golf at Sherborne, Yeovil and Dorchester, horse racing at Wincanton, Exeter and Bath and water sports at Sutton Bingham Reservoir or on the Dorset coast at Poole Harbour and Weymouth Bay. There are also numerous opportunities for the country sports enthusiast, including hunting with the Cattistock.

Description

Chalmington Manor is a Grade II listed country house with rendered elevations under a slate roof and is believed to predominantly date from the late 19th century, possibly with a late 16th century core. The house currently requires modernisation and has superb spacious accommodation, including three reception rooms, family room, study, kitchen/breakfast room and a magnificent first floor billiard room. There are a total of fifteen bedrooms, four bathrooms and two shower rooms arranged over two floors including a self-contained integral flat. There are also stables, a tack room, integral garaging, workshop and laundry room. Features include many sash windows (some with shutters), good ceiling heights and several beautifully proportioned rooms with views over the extensive gardens.

A gravelled driveway leads to an extensive parking/turning area adjacent to the house and there is also a rear driveway leading to further parking, garaging and stabling located to the rear.

There is a detached lodge which has accommodation comprising a living room, kitchen/breakfast room, bathroom and three bedrooms. The formal gardens are partly walled and are predominantly laid to lawn with mature beds and borders. There is an all-weather tennis court, cricket pavilion and a former cricket pitch. The further grounds are laid to pasture, bounded by mature trees and hedging and providing a superb setting for the house. Part of the paddock land has previously been used as a landing strip for light aircraft. The outbuildings include a car storage building (75' 7" x 51' 10") and an aircraft hangar (190' 8" x 70' 8").

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Joint Auctioneer. We are informed that the property provides:

Manor House – Reception Hall, Drawing Room, Dining Room, Study, Family Room, Breakfast Room, Kitchen, Back Hall, Pantry, Two Cloakrooms, Boiler Room, Boot Room, Laundry Room, Billiard Room, Twelve Bedrooms, Four Bathrooms

GIA 1,511 sq m (16,270 sq ft)

Integral Flat – Living Room, Three Bedrooms, Kitchen, Bathroom, Cloakroom

Three Bedroom Lodge

GIA 96 sq m (1,035 sq ft)

Externally – Garaging, Stables, Aircraft Hangar, All-Weather Tennis Court, Formal Gardens and Grounds, Paddocks

The manor occupies grounds extending to approximately 13.91 hectares (34.38 acres).

Please refer to website for more photography, a floor plan and a site plan.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000.
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

