

BENVILLE HOUSE

BENVILLE, WEST DORSET

JACKSON-STOPS

BENVILLE HOUSE
BENVILLE LANE, CORSCOMBE
DORCHESTER, DORSET, DT2 0NW

AN EXCEPTIONAL GRADE II LISTED FAMILY HOME WITH FIVE BEAUTIFUL BEDROOMS, 6.4 ACRES OF PASTURELAND, AND THE POSSIBILITY OF ACQUIRING FURTHER LAND BY SEPARATE NEGOTIATION.



DISTANCES

BEAMINSTER - 4.5 MILES
CREWKERNE - 7.9 MILES
YEOVIL - 10.3 MILES
SHERBORNE - 13.7 MILES
DORCHESTER - 15.1 MILES

ACCOMMODATION

- GROUND FLOOR
- Entrance hall
- Sitting room
- Dining room
- Snug
- Kitchen/breakfast room
- Boot room
- Utility room
- Pantry & store
- Cloakroom
- FIRST FLOOR
- Accessed via two staircases:
- Large landing
- Five double bedrooms
- Three bathrooms
- TV/play area

GARDENS & GROUNDS

- Delightful formal walled gardens
- Orchards
- Large kitchen garden
- 5 stables & tack room, stable yard & hay store
- Outdoor swimming pool
- 6.4 acre paddock & riding school
- 7 acre paddock to rear of property may be available by separate negotiation

Benville House

Approximate Gross Internal Area = 3980 sq ft / 369.8 sq m
Outbuilding = 1436 sq ft sq m / 133.4
Total = 5416 sq ft / 503.2 sq m



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID945597)

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THE PROPERTY

First glimpses of this wonderful mid-17th century property are most impressive, with its hugely attractive Ham stone façade under a pitched and newly thatched roof. The property is ideally located on the edge of the most picturesque hamlet of Benville, and commands fantastic views of some of West Dorset's finest unspoilt countryside.

The property is approached via a country lane with a recently gravelled driveway offering plenty of space for cars and farm vehicles. On first entering the property there is a real sense of charm and space with perfectly presented accommodation to suit most families' needs but also offering huge flexibility. Justifiably Grade II listed of historical and architectural importance, this property is totally untainted by inappropriate modernisation but perfectly proportioned throughout.

There are many rooms in the property worth a special mention, including the very good-sized family kitchen with plenty of room for a kitchen/breakfast table, wonderful large flagstone flooring and incorporating a number of very attractive wall and base units, an Aga (blue), separate drinks fridge and views over the delightful garden and grounds. Alongside the kitchen which is easily accessed to the side of the house is a utility area and large pantry and store. There is also a good-sized room currently used as a boot/tack room but would also make a good playroom or TV/snug room with a cloakroom alongside.

One of the most fabulous rooms in this house is the superb dining room, with wooden flooring and a very attractive wooden fireplace and open fire, and sash windows with original shutters. This room is quite simply 'as good as it gets' and offers dual aspect with southerly and easterly views.

Also on the ground floor and to the front of the property are two further reception rooms and a hall (with flagstone flooring.) One of these rooms is currently used as a TV/snug room, and the other as a more formal and perfectly proportioned drawing room with a lovely ornate fireplace and open fire.

The bedrooms are situated on the first floor, which again offers huge flexibility to suit most families' needs with a children's/guest wing accessed via a separate staircase. The principal wing includes three beautiful bedrooms including two large bedrooms, one with an adjoining Jack & Jill bathroom and the other serviced by a separate bathroom. The third bedroom is currently used as a study but could also be used as a further double bedroom.

Currently partitioned off by a glass panelled door, the guest/children's wing offers two more fantastic bedrooms again both of which have lovely views, a family bathroom and a half landing which is currently used as a TV/play area and accessed by a separate wooden staircase.

All in all, this is a truly magnificent house with perfect proportions and offers a huge amount of flexibility.















OUTSIDE

The property is surrounded by a pretty garden, two orchards and to the side of the property is a more formal walled garden with a lawned area and herbaceous borders, an ideal place for al fresco dining or croquet on a nice summers evening. Beyond this garden is a large kitchen garden with a large number of raised beds, and a further small orchard.

There are five stables and a tack room, a stable yard and hay store. There is also an outdoor swimming pool which enjoys magnificent views. There is a 6.4 acre paddock and riding school which belongs to the property, and also immediately to the rear of the property a 7 acre paddock which the current owners have enjoyed a grazing arrangement for. This paddock may be available by separate negotiation.

This property is a true utopia for animals and children with the possibility of acquiring more land if required.

LOCATION

The small hamlet of Benville comprises a dozen or so houses and cottages and is conveniently situated in the beautiful Dorset countryside. The village of Corscombe is 3.6 miles away, with amenities including the popular Fox Inn public house and thriving village hall. Just 2.1 miles away lies the larger village of Evershot, with an active community which includes a village shop, bakery, the popular Acorn Inn, Summer Lodge country house hotel and a primary school. Beaminster is an attractive and popular town offering many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and social and sporting facilities and is approximately 4.5 miles to the south west of the property. The larger towns of Crewkerne, Dorchester and Yeovil are within easy distance and offer a large range of facilities including mainline rail stations to London Waterloo.







SPORTING & RECREATION

Dorset is a beautiful area and is known for its sporting and leisure pursuits which include fishing and sailing at Sutton Bingham Reservoir, golf at West Bay, Dorchester Came Down and Sherborne golf clubs. Horse racing is located at Wincanton, Bath, Salisbury and Taunton. Sailing and watersports facilities are available along the Dorset Coast, Weymouth and Poole. Riding and walking in the surrounding countryside. The Jurassic coast is recognised as a World Heritage site with its spectacular coastal path.

EDUCATION

This area is well served with schooling. The catchment state schools include an excellent primary school, Sticklands at Evershot and secondary schooling at Beaminster School. Private schooling includes preparatory schools in Sherborne, Sandroyd, Perrott Hill and Sunninghill School in Dorchester. Senior schooling at Sherborne, Canford, Milton Abbey, Bryanston and Leweston.

PROPERTY INFORMATION

SERVICES: Mains electricity & water, private drainage. Oil fired central heating.
LOCAL AUTHORITY: Dorset Council, Tel 01305 251000
COUNCIL TAX: Band G
VIEWINGS: Strictly by arrangement with Jackson-Stops
TENURE: Freehold with full vacant possession upon completion

DIRECTIONS
From the A356 Maiden Newton to Crewkerne road, turn at Toller Down Gate onto Benville Lane, signposted towards Benville and Evershot. Proceed for just under a mile until you reach the hamlet of Benville and the property will be found on your left hand side.





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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