



West Hall

Sherborne, Dorset

An Elizabethan manor house in a private and secluded setting

West Hall, Longburton, Sherborne, Dorset DT9 5PF

Sherborne 3.5 miles (London Waterloo from 2¼ hours), A303 13 miles, Dorchester 15 miles,
Castle Cary 16 miles (London Paddington from 1½ hours), Bristol Airport 48 miles. (All times and
distances are approximate)

Features:

Ground floor

Entrance hall/screens passage | Great hall | Sitting room | Drawing
room | Study | Dining room | Family room | Kitchen | Pantry
Breakfast room | Laundry room | Boiler/utility room | Flower room
Cellar | Cloakroom | Store room

First floor

Principal bedroom with en-suite dressing room and bathroom
Second bedroom with dressing room and bathroom | Guest bedroom
with en-suite cloakroom | 4 Further bedrooms | 2 Bathrooms
Shower room | 5 Attic rooms

3 Estate cottages

Outside

Double garage | Garden stores | 3 Greenhouses | Stable yard with
8 boxes | Feed store | Tack room | Lorry garage | Heated outdoor
swimming pool | Hard tennis court | Formal walled gardens and
grounds | Vegetable garden | Pasture | Woodland

In all about 21.6 acres (8.74 ha)





West Hall

West Hall is a Grade I listed Elizabethan manor house positioned in a secluded part of rural Dorset. The property is accessed via a long drive from the village of Longburton which then forks. The main drive sweeps through parkland and gardens around the house, providing a wonderful sense of arrival as you approach. A secondary drive provides access for tenants, staff and deliveries to the north of the house. The house is constructed in the traditional style for a house of this provenance, mainly stone walls with ashlar quoins under a stone tiled roof. West Hall is in the main Elizabethan and has benefitted from a series of alterations and extensions over the centuries and the irregular fenestration adds a unique charm and character to the house. There are a wealth of architectural details and features, including stone copings bearing finials and ashlar chimney stacks, mullioned windows, moulded round archways and a wonderful heavy oak front door. The door bears the mark of historical axe damage, thought to date back to the English Civil War. Internally the house has a number of 17th and 18th century fireplaces, a beautiful oak staircase from the 17th century, round headed arches, bolection moulded panelling and some 17th and 18th century glass. The accommodation is well suited to both family living and entertaining. The principal rooms in West Hall are impressive with a number being of particular note due to the prominence of their internal features including the Great Hall, sitting room and dining room.

West Hall Cottages

To the north of West Hall lies an old outbuilding which is Grade II listed and has been converted into three attractive cottages. With 17th century origins, the cottages are of a vernacular style similar to West Hall itself.

Situation

West Hall occupies a secluded position in the parish of Folke, lying between the village of Longburton to the west and the hamlet of Folke to the east. Within the village of Longburton is The Rose and Crown, a popular public house, and the Church of St James. Sherborne lies

3.5 miles to the north providing an extensive range of shopping, business and recreational facilities. Other towns within easy reach include Dorchester, Yeovil, Blandford Forum, Shaftesbury, Castle Cary and Weymouth on the south coast. Much of the Dorset coastline is designated as a natural World Heritage Site, known as the Jurassic Coast. Communications in the area include regular train services from Sherborne to London Waterloo (about 2¼ hours) and Castle Cary to Paddington (about 1½ hours). The A303 provides a major link road to the west and east towards London. Airports at Bristol, Bournemouth and Exeter provide a comprehensive range of international and domestic flights. Sporting pursuits in the area include National Hunt racing at Wincanton and Taunton, flat racing at Bath and Salisbury, water sports, sailing (2012 Olympic sailing competitions held at Weymouth) and sea fishing along the Dorset coastline and golf at Sherborne, Yeovil and Dorchester (Came Down). West Hall falls within the area covered by the Blackmore Vale Hunt and there are plenty of bridleways in the area. The area is highly regarded for the quality of its schooling including Port Regis, Sandroyd, Hazlegrove, the Sherborne schools, Leweston, Canford, Millfield, Milton Abbey and Bryanston.

EPC's:

West Hall	EPC Rating: F
1 West Hall Cottages	EPC Rating: E
2 West Hall Cottage	EPC Rating: D
3 West Hall Cottages	EPC Rating: F





Outside

A wide stone flagged walkway wraps around the majority of the house with a magnificent courtyard terrace to the west of the house, ideal for alfresco dining and enhanced by a beautiful wisteria covered pergola, with clematis and climbing roses adorning the courtyard walls. There is a particularly impressive walk flanked by yew topiary leading to a pretty stone bridge over a stream to the park beyond. The principal gardens and grounds lie predominantly to the south and west of the house and have been significantly improved by the current owners. The formal gardens are enclosed in part by established yew hedges, some of which have been re-positioned to align with doorways of the house and create attractive vistas through the gardens. One impressive brick garden wall around the croquet lawn is Grade II listed and enhances the magical feel of this historical property. The stream has been diverted through the gardens creating an attractive feature with walkways through the woods leading to secluded areas of lawn. The gardens have well stocked herbaceous and shrub borders and of particular note are the wonderful gunneras lining the stream edge. There are a number of magnificent specimen trees including copper beech, horse chestnut and sycamore. The heated outdoor swimming pool is enclosed by a handsome brick wall with a large pool house providing a bar, seating area and cloakroom. To the north east of the house is a hard tennis court fully enclosed and sheltered by a wide hedge.





Outbuildings

Forming part of the courtyard to the north of the house is a double garage (with potential for conversion to a fourth cottage) and some traditional store rooms including a fruit store and gardener's cloakroom. To the east of West Hall is a further outbuilding which adjoins the vegetable garden and comprises a potting shed and garden stores. There are three greenhouses and a number of cold frames which support the productive vegetable garden and beautiful gardens and grounds.

Stable Yard

A U-shaped stable yard provides stabling for eight horses with a water supply to each loose box. In addition there is a secure tack room, feed room and a large double height lorry garage adjoining the stable yard, suitable for a horse box.

Land

Beyond the stream bordering the gardens and grounds to the west is a large area of parkland extending to about 8.6 acres, partly enclosed by dry stone walls and mature hedging. The main drive sweeps through this parkland and round through the gardens to the east façade of West Hall. Beyond the parkland lies a further area of pasture extending to about 7 acres, flanking the drive from the village of Longburton.

Directions

From London, head west on the M3 and at Junction 8, keep left and follow the A303 west towards Salisbury/Andover. Follow the A303 for about 62.5 miles and turn left signposted towards Blackford and Compton Pauncefoot. Turn immediately right and then follow the road left onto the B3145. Follow this road into Sherborne and at the traffic lights turn right towards Dorchester (A352). After about 0.6 mile, turn left signposted to Dorchester on the A352 and follow this road for about 3 miles, continuing out of Sherborne into the village of Longburton. Turn left just before the Church and the drive to West Hall is directly ahead of you. Keep right onto the gravelled drive and follow this round to the front of the house.



General Information

All properties have mains water and electricity and are linked to a private septic tank with treatment plant. The tenanted properties have independent oil tanks where appropriate. The water supply to the stables is metered. The swimming pool is heated by way of a heat exchanger.

Easements, Wayleaves and Rights of Way: The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way, whether these are specifically referred to or not. West Hall has a right of access down part of the drive to the north of the house, through the farm gate at West Hall Farm to Broke Lane and the Farm has a similar right of access across that part of the drive owned by West Hall leading from the village of Longburton.

West Hall Farm has a private right of way for agricultural purposes only across part of the field and parkland. There is a public footpath down the first part of the tarmac drive from the village.

Solar PV panels: In May 2010, the previous owner installed eighteen (18) 4kW panels, connected to a single phase supply. The scheme is connected to the National Grid at the top 'Feed-in-Tariff' rate.

There is a covenant on the property, restricting business use.

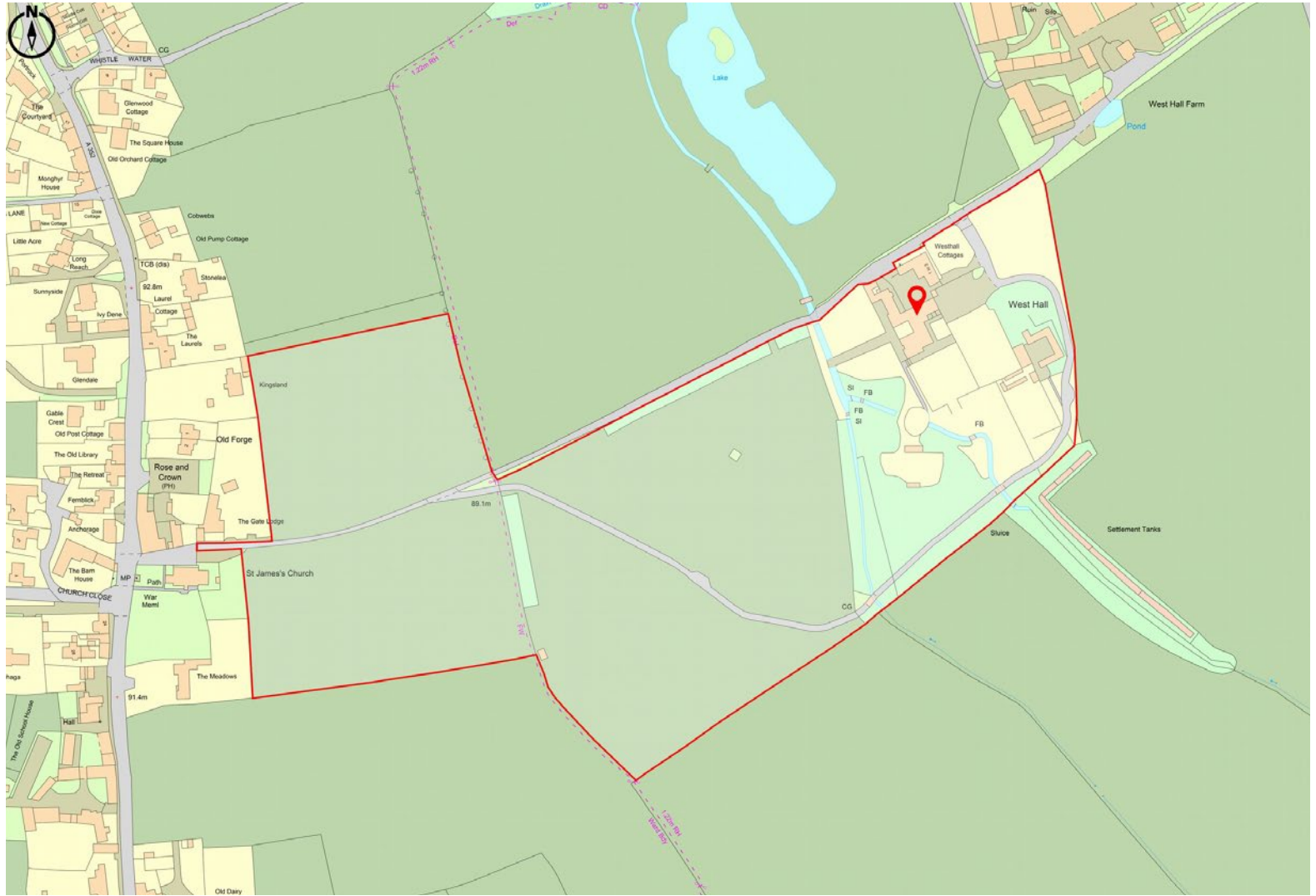
Tenure: Freehold

Local Authority: West Dorset 01305 251010

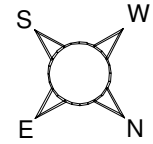
Council Tax: Band H

Guide Price: £4,500,000

Tenancies: The Flat and Cottage 3 are currently let. Further information is available from the vendors agent



West Hall Longburton, Sherborne
 Main House internal area 11,201 sq ft (1,041 sq m)
 Store/Workshop internal area 349 sq ft (32 sq m)
 Ground Floor Flat internal area 536 sq ft (50 sq m)

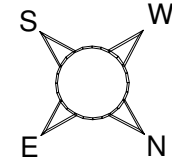


The position & size of doors, windows, appliances and other features are approximate only.

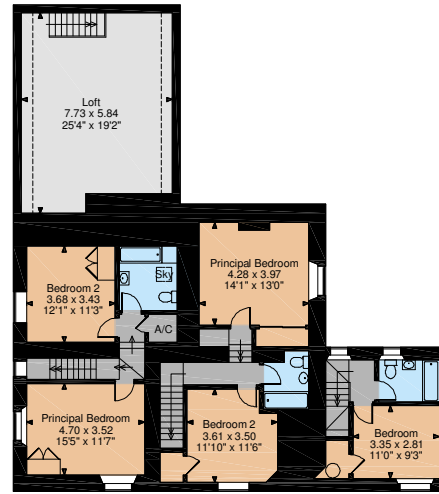
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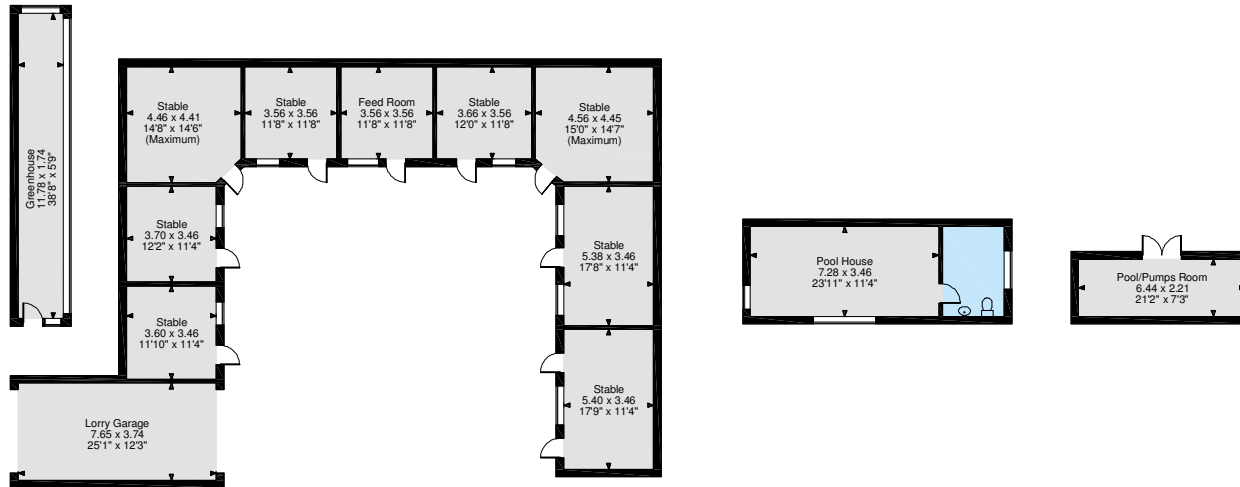
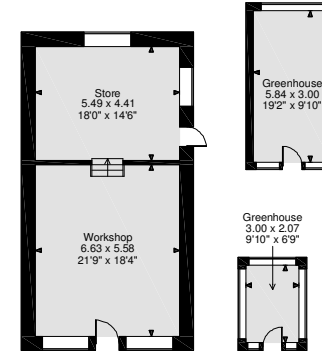
West Hall Longburton, Sherborne
 Cottages internal area 2,508 sq ft (233 sq m)
 Garages internal area 1,205 sq ft (112 sq m)
 Outbuilding internals area 3,219 sq ft (299 sq m)



Cottage 1 Cottage 2 Cottage 3
 Ground Floor



Cottage 1 Cottage 2 Cottage 3
 First Floor



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