

# BOLEHYDE MANOR



WILTSHIRE



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## ALLINGTON • WILTSHIRE

Chippenham 2 miles, Bath 13.4 miles, M4 Junction 17 3.7 miles,  
Bristol International Airport 35.3 miles, London 98.4 miles,  
Chippenham train station 1.8 miles with trains to London Paddington from 1hr 9mins  
(Distances and time approximate)



*One of Wiltshire's rare hidden gems*

Reception Hall • Drawing Room • Dining Room • Sitting Room • Kitchen/ Breakfast Room.  
Boot Room • Wine store. Master Bedroom suite with Bathroom • 7 Further Bedrooms  
4 bathrooms.

Annexe with kitchen • sitting room • 2 bedrooms and bathroom.

Guest Cottage and 2 Staff Cottages

Tennis Court • Swimming Pool • Stables • Farm buildings

Delightful Formal and Informal Gardens • Formal Vegetable Garden  
Pasture and Arable Land.

In All about 80.13 acres





[savills.co.uk](https://www.savills.co.uk)

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## Situation

The pretty village of Allington lies in beautiful rolling Wiltshire countryside, just under three miles North West of the historic market town of Chippenham. The surrounding area is characterised by a generous peppering of attractive stone hamlets and villages, which feature many of Isambard Kingdom Brunel's architectural legacies, following the introduction of the Great Western Railway. Chippenham has subsequently developed from its origins as a market town into a popular destination for commuters. It provides the ultimate combination of a quintessentially rural environment with excellent access to transport links to both London and Bristol.

The area is especially sought after by families on account of the wide variety of schools within a comfortable commuting distance. These include prep schools such as Heywood School, Kingswood and Beadesert and secondary schools such as Stonar, St Mary's Calne, Westonbirt and Marlborough.













Manor Cottage



Garden Cottage







## History

The earliest record of a house on the site of Bolehyde Manor dates back approximately 700 years. Deeds bearing the name 'Thomas de Bolehide' lead researchers to believe that a tenant of this name occupied a house on the site during the reign of Edward I. The manor house is thought to have origins in the early 16th century, however, the listing points to the current building being of 17th century construction. It is believed that the property was initially acquired by Richard Snell, a steward of the Abbot of Glastonbury, who bought it with monies he was allegedly holding for the Abbott after the Abbot was executed for failing to conform to the King's wishes during the Dissolution of the Monasteries. The manor was bought in 1635 by the Gale family, of yeoman stock, who then held it in direct descent until 1927.

Little is known about the layout of the original house, however, the Gales were great builders and undoubtedly carried out substantial alternations. Several structural additions bear the initials of various members of the family. It is thought that they were also responsible for the re-planning of the approaches to the manor, building the paired stone gatehouses either side of the main entrance from the lane and introducing the pair of summerhouses, which flank the area now referred to as the Long Walk.

## Description

Bolehyde Manor is a commanding Grade II\* Listed building with the history of the ages knitted into its very fabric but with a heart that is unreservedly designed around both family living and formal entertaining.

Passing between the two stone 18th century gatehouses and sweeping around in front of an immaculately laid lawn, separated from the road by a Cotswold stone wall, the first glimpse of Bolehyde Manor is every bit as impressive as one would anticipate. Three gables form the main structure of the house and the eye is drawn to a projecting square stone porch with its attractive balustrade and guardian stone busts.

The property is steeped in character from the heavy oak front door to the mullian windows and time-smoothed flag stone floors in the principle reception rooms. Large open fire places stand opposite one another at either end of these two substantial rooms, suggesting that originally they may have been combined in the form of a large banqueting or entertaining hall. There is a superb wine store to the left of the fireplace in the reception hall. Dark oak panelling features in a number of rooms and beautifully compliments several of the later features, such as the ornate carved staircase that acts as a central focus in the reception hall. Accessed via both the reception hall and kitchen, the courtyard garden provides an extension of the entertaining space during the summer months.

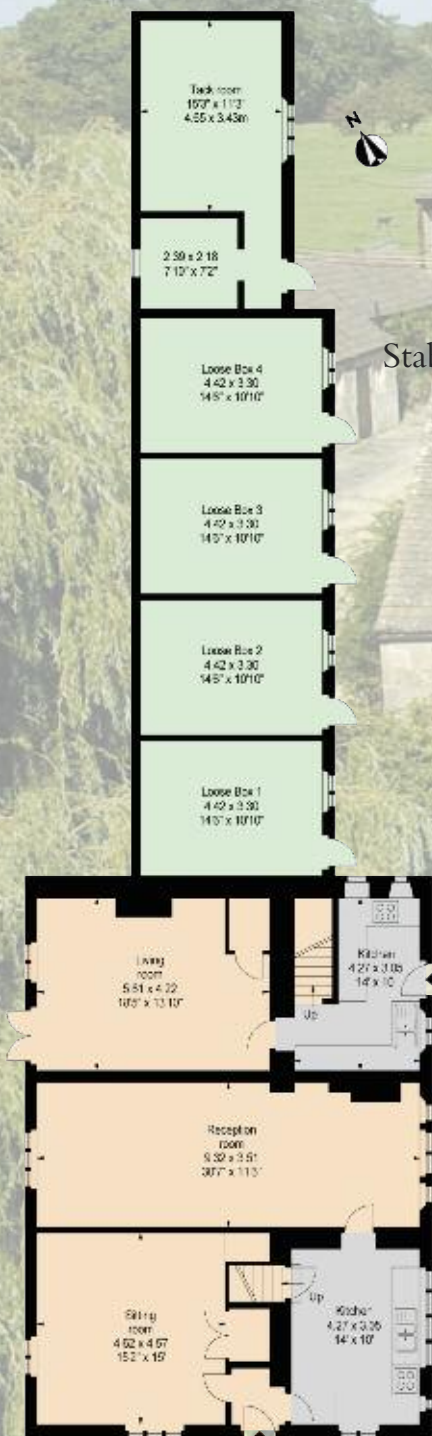
On the first floor the master bedroom suite occupies prime position on the south side of the house with wonderful far reaching views from both windows. There are four further bedrooms on the first floor. On the second floor there are three bedrooms. These have a separate heating and hot water system and can therefore be shut off when not in use. There are three more bedrooms in the annexe.



# BOLEHYDE MANOR

Gross internal area (approx.)  
705 sq m / 7,588 sq ft

Not including: Boiler House, Old Laundry or The Old Chapel  
For identification only - Not to scale



Manor Cottage  
Ground Floor

## GARDEN COTTAGE



First Floor



Ground Floor

## Hyde Cottage



First Floor

## Cottages and Stables Manor Cottage

Gross internal area (approx.)  
111.30 sq m / 1,198 sq ft

## Hyde Cottage

Gross internal area (approx.)  
79.60 sq m / 857 sq ft

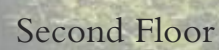
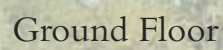
## Garden Cottage

Gross internal area (approx.)  
97.82 sq m / 1,053 sq ft

## Stables and Tack room

Gross internal area (approx.)  
84.26 sq m / 907 sq ft







## Gardens and Grounds

The captivating gardens at Bolehyde have been carefully restored and wonderfully maintained by the current owners. Immaculate topiary, hedging and attractive stone walling define individual pockets of character like rooms of varying moods. It is a veritable succession of secret gardens connected by formal walks, accessed from the east through wrought iron gates and flanked by stone summerhouses which mark the original approach to the house.

The natural beauty of the gardens is apparent in various themes from the Mediterranean courtyard, with its impressive frame of tall yew hedging, to the geometric design of the well ordered English kitchen garden. A quieter mood may be enjoyed in the peaceful seclusion of

the garden referred to as ‘Regents Park’ which is laid to lawn and enclosed by hedges, whilst the plum orchard offers bountiful ingredients for autumnal cookery.

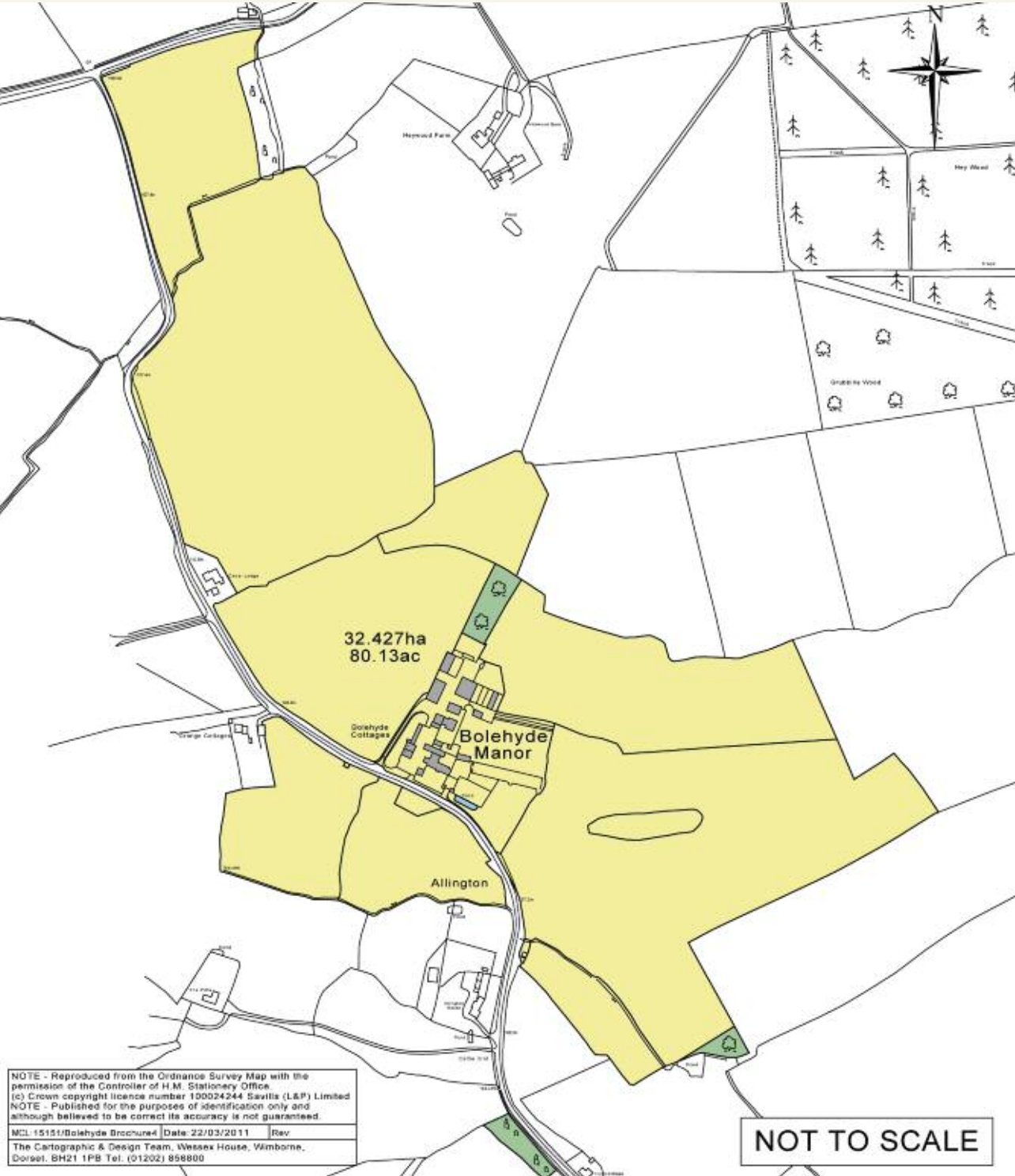
The enchanting ‘lady’s garden’ is characterised by the stone statue of an Italian lady, thought to have been introduced to the garden in the 17th century, which is positioned as if gazing wistfully through a window in the yew hedge out towards the supposed site of a former Roman villa. A fragment of the moat, which used to extend across the front of the manor house, is still visible on the south easterly side and has been fitted with a pump by the current owners to maintain the clarity of the water. To the north east lies an area ideal for outdoor entertaining and adventure with a tennis

court, swimming pool and tree house complex. There is a well laid out and productive formal Vegetable garden.

For keen gardeners, the potting shed and magnificent adjoining green house provide the ideal haven for winter cutting and nurturing. This further demonstrates that the gardens have been designed for all-year-round enjoyment.

## Land

Land used as organic farmland. The land comprises approximately 73.61 acres (excluding gardens) of mainly pasture and arable. This is served by a range of useful Farm Buildings and a Range of Stables situated to the north of The Manor.





GENERAL REMARKS  
AND STIPULATIONS

Tenure  
Freehold.

Local Authority  
Wiltshire County Council,  
Monkton Park, Chippenham SN15 1ER.  
01249 706246  
www.wiltshire.gov.uk

Planning  
Bolehyde Manor is Grade II\* Listed as of  
Architectural or Historical Importance

Easements, Byways and Rights of  
Way  
The property is sold subject to the public  
rights of way which cross the farmland,  
and any other public or private rights of  
way and all easements and byways  
whether mentioned or not.

Outgoings: Council Tax Band H

Fixtures and Fittings  
All fixtures, fittings and garden statuary are  
excluded from the sale.

Postcode: SN14 6LW

Directions: From London take the M4.  
At Junction 17 exit the motorway and at  
the roundabout take the 2nd exit onto the  
A357 (sign posted to Chippenham).  
Continue along the dual carriageway. At  
the first set of traffic lights turn right  
(signposted to Kingston St Michael). Take  
the first left to (Yatton Keynell and Castle  
Coombe). Follow the road for  
approximately 1 mile and turn left  
(signposted towards Allington). Continue  
towards Allington village for  
approximately ¼ of a mile, Bolehyde  
Manor will be on your left hand side.

Viewing  
Strictly by appointment with the Agents.  
Prior to making an appointment to view,  
we strongly recommend that you discuss  
any particular points which are likely to  
affect your interest in the property with a  
member of the Agents' staff.



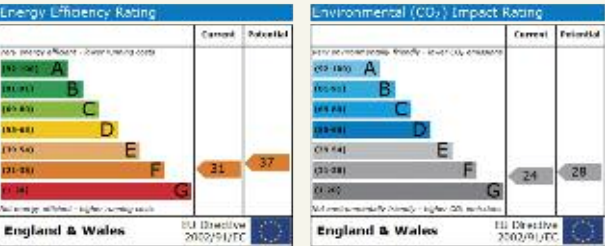
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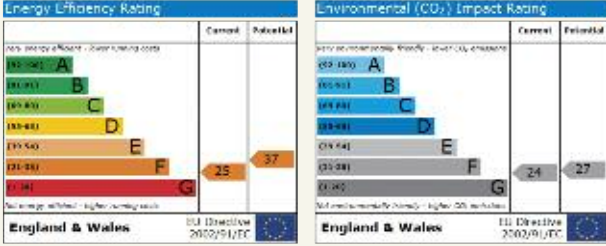
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Brochure updated February 2020.

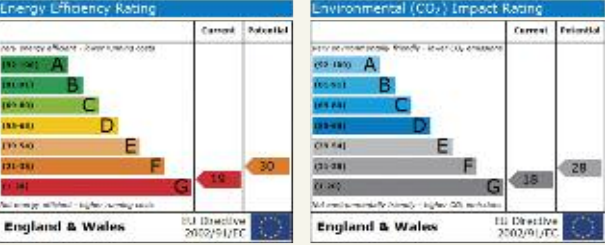
Bolehyde Manor



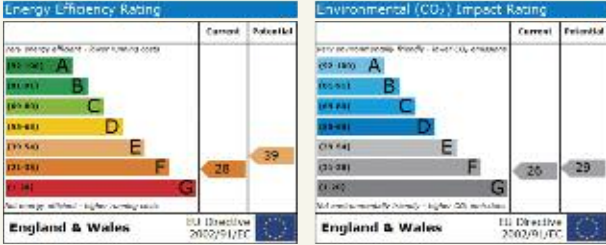
2 Bolehyde Cottages



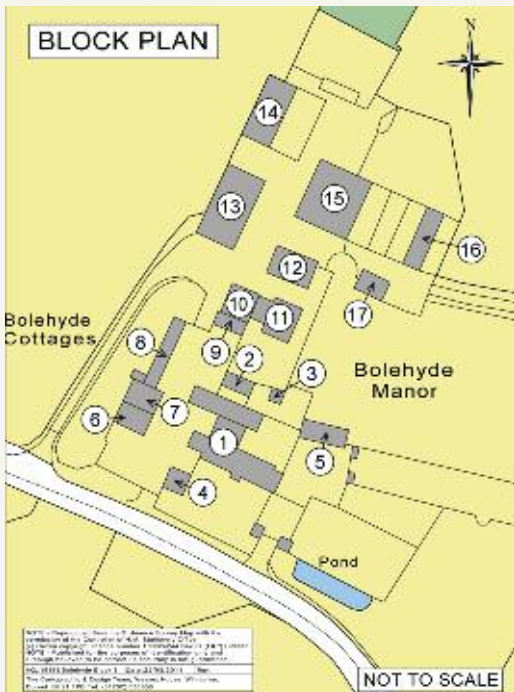
Garden Cottage



Cottages







### Schedule of Buildings

1. Main House
2. Bakehouse
3. Apple store
4. Former Chapel
5. Garden Cottage – A detached cottage with three bedrooms, two bathrooms; open plan kitchen/reception room.
6. Manor Cottage – Two bedrooms, two reception rooms, kitchen, bathroom and garden area (shared by the adjoining Hyde Cottage).
7. Hyde Cottage – Two bedrooms, bathroom, reception room, kitchen and garden area (shared with Manor Cottage).
8. Stables – Comprising 4 loose boxes, a store and tack room.
9. Four bay, open-fronted wood store and kennel
10. Open-fronted lean to store
11. Potting shed incorporating implement store and adjoining greenhouse

### Farm buildings

12. Three bay, open-fronted, steel portal frame implement store
13. Steel portal frame barn
14. Four bay, open-fronted cattle barn
15. Four bay, open-fronted cattle barn
16. Five bay, open-fronted implement store
17. Farm workshop









