



ATHELHAMPTON HOUSE

DORCHESTER • DORSET

ONE OF ENGLAND'S GREAT TUDOR MANOR HOUSES, DATING FROM THE
15TH CENTURY AND SET IN EXQUISITE 19TH CENTURY GARDENS



ATHELHAMPTON HOUSE

ATHELHAMPTON ° DORCHESTER ° DORSET

*Dorchester 6.5 miles (London Waterloo from 2hrs 27 minutes),
The Coast at Ringstead Bay 11 miles, Wareham 12 miles, Blandford Forum 15 miles,
Poole 18 miles, Sherborne 22 miles, Bournemouth International Airport 25 miles,
Southampton International Airport 52 miles.*

(All distances and times approximate).

Ground Floor

Reception Hall, Great Hall, Great Chamber (Formal Drawing Room),
Dining Room, Private Drawing Room, Sitting Room, Studio, Office, Kitchen,
Snug, Cloakroom, Wine Cellar

First Floor

Library, King's Room, 7 Bedrooms, 5 Bathrooms, Cloakroom, Lift access

Second Floor

Gallery, 4 Bedrooms, Bathroom, Studio, Sitting Room, Cinema, Lift access

The Coach House

Converted as a wedding and events venue but with potential for a range of uses &
includes a Commercial Kitchen, Bar, Office & Cloakroom

River Cottage

Sitting Room, Kitchen, 3 Bedrooms, 3 en suite Bathrooms

Gardens

Exquisite Formal Gardens, Terracing, Lawns, Dovecote, Kitchen Gardens,
Outbuildings, Woodland, Pasture, Par-3 Golf Course

ABOUT 29 ACRES IN TOTAL



Your attention is drawn to the Important Notice on the last page of the text.



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ATHELHAMPTON HOUSE

SITUATION

Athelhampton House is situated a mile west of the popular village of Puddletown which has a good range of local services including the Blue Vinny public house, a village shop and post office incorporating a butchers, the fine parish church of St Mary the Virgin, a doctor's surgery, two schools and a vet. The county town of Dorchester is about 6 miles to the south-west and provides a further range of shopping, business and recreational facilities. The pretty market town of Wareham is 12 miles away and Sherborne and Blandford Forum



are also easily accessible. Communications in the area include a regular train service from Dorchester to London Waterloo taking just over 2½ hours and access onto the A354 providing a north/south route and the A35 providing an east/west link. Bournemouth International Airport has flights to an increasing number of European destinations and takes private aircraft.

Sporting pursuits in the area include National Hunt racing at Wincanton and Taunton; flat racing at Bath and Salisbury; water sports, sailing and sea fishing along the spectacular Dorset coast and golf at Dorchester (Came Down), Yeovil and Sherborne. West Dorset is also renowned for country sports with many superb shoots and fishing opportunities.

The area is well known for a number of well-regarded schools including Bryanston, Canford, Milton Abbey and the Sherborne schools at secondary level and Dumpton, Hanford, Sunninghill and Port Regis at Preparatory level.

HISTORY

Athelhampton House is Grade I listed and is one of England's most important Tudor manor houses dating from the late 15th Century. The oldest part of the house is the Great Hall, built in about 1485 by Sir William Martyn. The West Wing and a Gatehouse were added in about 1550 with the Gatehouse later being demolished in 1862. On the death of Sir William Martyn, his son Nicholas married Margaret, sister to and co-heiress of Nicholas Wadham, Founder of Wadham College, Oxford. When their male descendants predeceased them, the house passed to their surviving daughters, one of whom married Sir Ralph Bankes

who went on to build Kingston Lacy. A monumental brass to the Martyns can still be found in St Mary's Church in Puddletown.

Sir Robert Long bought Athelhampton in 1665 and the estate passed through the Long family to William Pole-Tylney-Long-Wellesley 4th Earl of Mornington, nephew to the Duke of Wellington but better known for his dissipated lifestyle. In 1848 the estate was sold by the Earl of Mornington to George Wood. The Longs did not live at Athelhampton and the 18th Century had seen it divided into two separate households and it remained as such until the late 19th Century, by which time it had become very run down.

Happily, in 1891 the house was acquired by the antiquarian Alfred Cart de Lafontaine who began to restore the house to its former glory. De Lafontaine engaged Inigo Thomas to create one of England's finest gardens creating a series of 'outdoor rooms' inspired by the Renaissance. The North Wing was built in 1920-21 by the subsequent owner George Cochrane shortly before the Honourable Mrs Esmond Harmsworth took up residence.

Athelhampton was regularly visited by Thomas Hardy whose father was a stonemason and worked on the house.

In 1957, Athelhampton was acquired by the Cooke family who remain in residence to this present day. In recent years the Coach House has been restored and is at the heart of a thriving family business.

The current owners have continued a fine tradition of careful restoration to improve and protect this historic place for future generations.







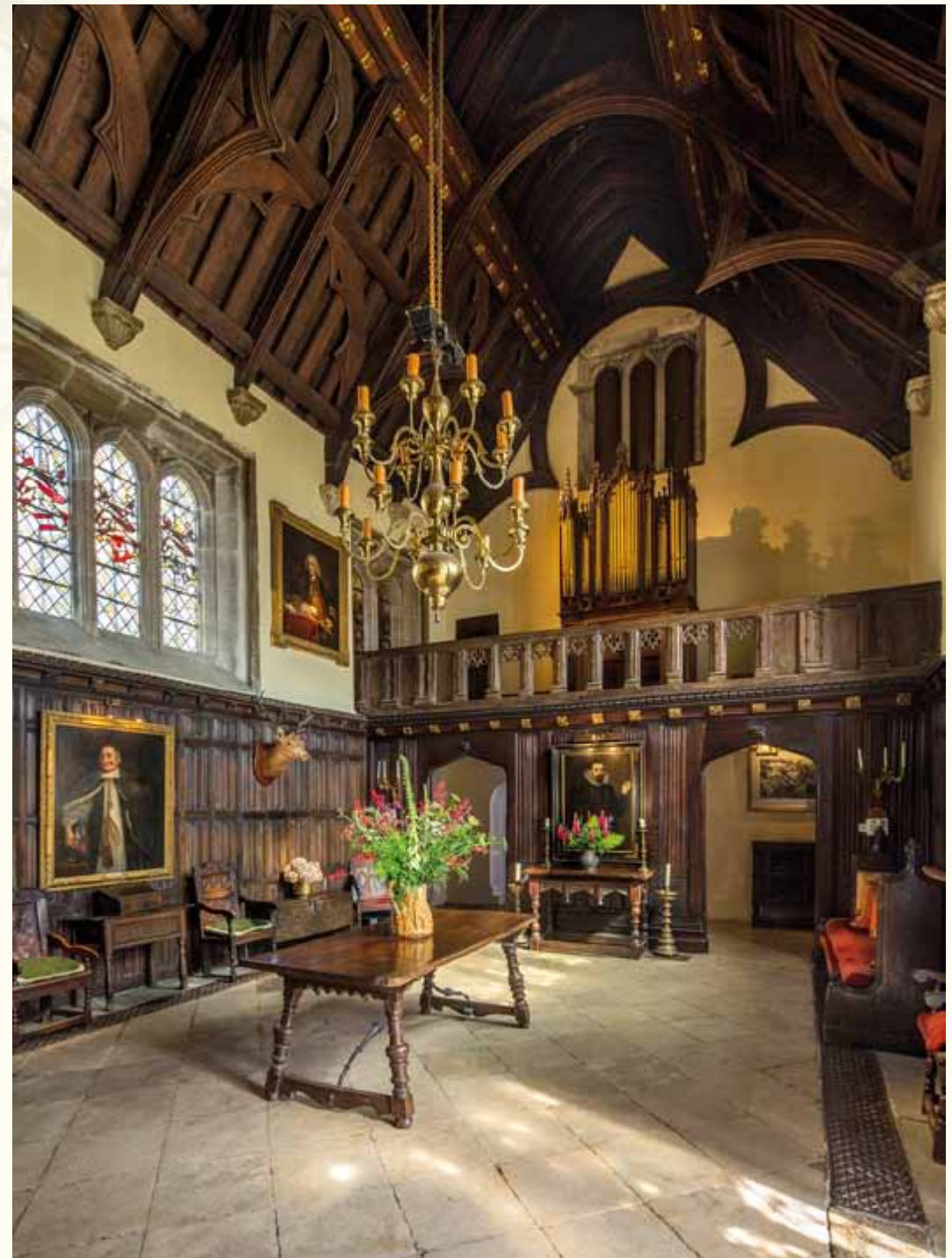
ACCOMMODATION

GROUND FLOOR AND WEST WING

The magnificent oak front door opens into a hall which is formed by the **Screens Passage**, adjacent to **The Great Hall**. The staircase is ahead and the more informal family rooms found to the right-hand side and beyond.

The Great Hall is one of the finest examples of 15th Century domestic architecture in England with a timbered roof which remains substantially as it was built before 1500. Much of the heraldic glass also dates from this time and there is delicate linenfold panelling and a screen with unusually long panels. The oriel window in the south wall contains some fine tracery and 16th Century heraldic glass. It depicts the marriage alliances of the Martyn family namely the - de Loundres, de Pydele, de Clevedon, Faringdon, Cheverell, Daubeney, Kelway and Wadham.

The crest in each case is the chained ape. The family motto was 'he who looks at Martyn's ape, Martyn's ape shall look at him'. At the very top of the first window is a celestial monkey with angel's wings. He gazes bird-like into a gilded mirror that shows his reflection in its glass. The ape, which now wears a Saxon crown and carries a mace is the heraldic badge of the Cooke family.







From the Great Hall a 15th Century doorway leads to the **King's Ante Room** which is oak panelled with a timbered ceiling and a window with the arms of Martyn, Tregonwel and Kelway. The **Wine Cellar** is below the original solar and two 16th Century arches open out of the King's Ante Room into **The Great Chamber** or **Drawing Room**.

The profusion of windows in **The Great Chamber** contains more heraldic glass commemorating the owners of Athelhampton and their alliances. The plaster ceiling is in the Reindeer Inn pattern from Banbury and dates from about 1905 having been added during Cart de Lafontaine's renovation. The finely figured oak panelling is of the 17th Century with Elizabethan carved panels over the fireplace in the Italian manner. Concealed in the thickness of the west wall is a staircase leading up to the floor above and down to a small cellar.

A stone staircase leads up from the King's Ante Room, passing a bathroom on the left and then leading to the **King's Room** which is entered through an archway decorated with the Gothic lily wallpaper familiar in the Palace of Westminster. The room is on the site of the solar or withdrawing-room of the 15th Century house and is called the King's Room because it was traditionally the place where the Manorial Court was held in the name of the King. The timbered ceiling, linenfold panelling and Ham stone fireplace combine with an oriel window to form a worthy

replacement of an earlier solar structure. A second staircase, leading to the hall was added in the 1930s to replace an earlier dilapidated structure.

The Library is located on the first floor of the West Wing and was originally

partitioned into three bedchambers. It was opened out into one room and panelled in oak in 1893 and Sir Robert Cooke added the bookcase in the 1960s. Adjacent to the main library is a reading room or **Small Library**.

On the second floor of the **West Wing** the attic rooms have been transformed to provide a **Gallery** which currently displays work by the artist Marevna who was associated with the house during the 1940s and 50s.





The Dining Room, also known as The Green Parlour, is found on the far side of The Great Hall. Its decoration primarily dates from the late 19th Century (restored in the late 20th Century) but with fine carved 16th Century beams. From the dining room, double doors open through to the **Private Drawing Room** which is a delightful room with painted panelling and a door opening out onto the East Terrace overlooking the Private Garden.

A passageway leads directly from the private drawing room, and another leads from the hall to access the kitchen and the 20th Century service wing which now contains many of the informal family rooms. The **Kitchen** has a good range of cupboards, including traditional butler's cupboards and a 4-oven Aga. It has an adjoining **Snug** and an enclosed courtyard garden. Beyond the kitchen is **Cloakroom/Laundry, Back Hall** with a door out to the rear courtyard, **Studio/Study, Office** and a comfortable informal **Sitting Room**.





FIRST FLOOR

The principal **Staircase** is a relatively recent addition with an opening having been made here in the late 19th Century. The staircase as seen today is a reconstruction from the 1960s but principally built from Jacobean oak from the demolished Priory at Bradford-on-Avon. The staircase window commemorates Athelstan, the Bishop of Salisbury and William I.

The landing allows access to the **Minstrel's Gallery** above the Great Hall and there are three particularly fine principal bedrooms. In the south-east corner is the **State Bedroom** with its original 15th Century fireplace. A small arched door leads to a chapel in the south-east tower and there is also an adjoining bathroom. **The Yellow**

Bedroom has painted panelling and a pretty fireplace with Delft tiles. It has an adjoining bathroom with a very special handmade copper bathtub.

There are **4 further double bedrooms**, 2 with **En Suite Bathrooms**, a **Dressing Room**, **Single Bedroom** and **2 Family Bathrooms**.

SECOND FLOOR

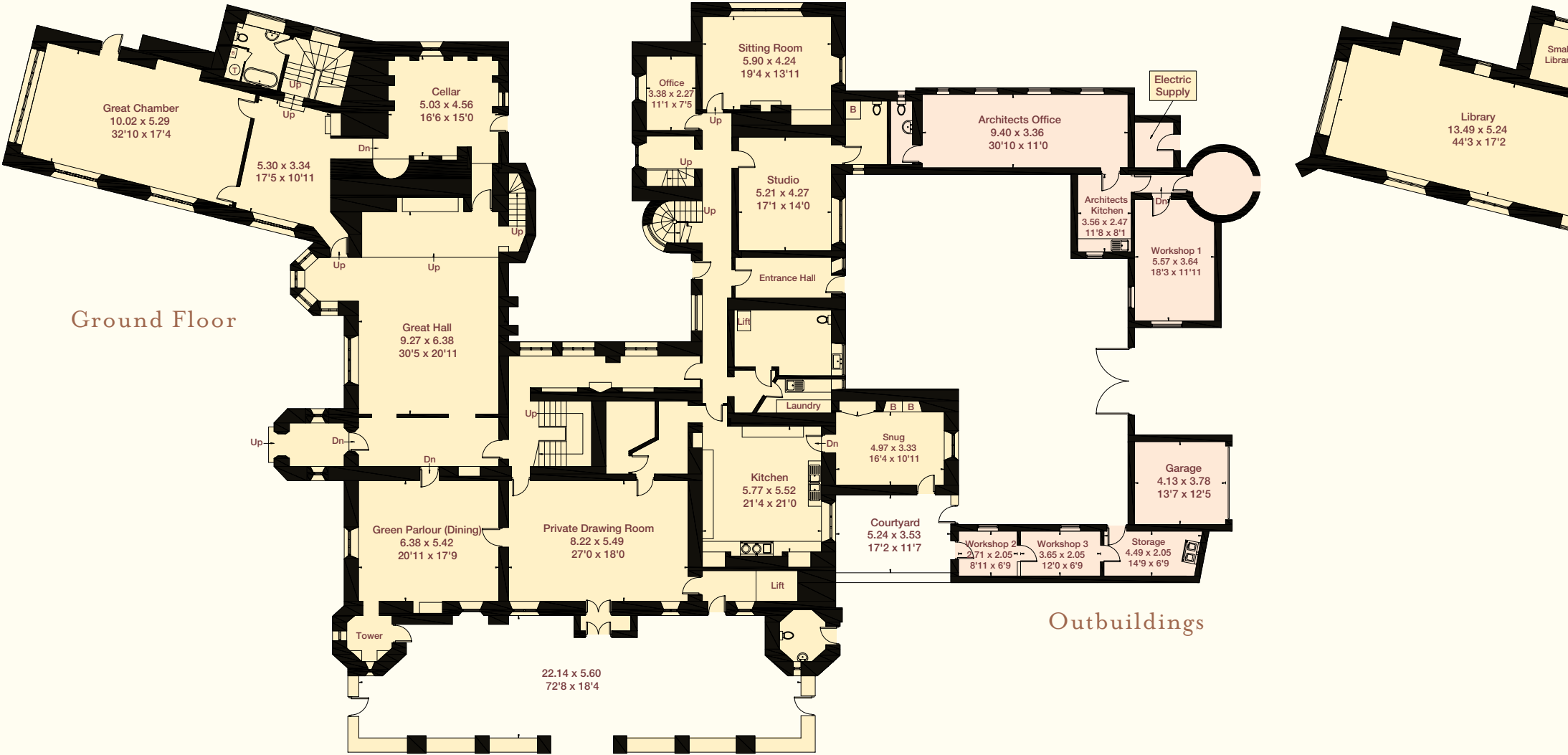
There are **4 Bedrooms** on the second floor together with a **Family Bathroom**.

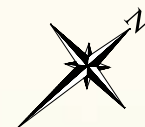
The second floor of the east wing has been converted to provide a fantastic conferencing facility with a large **Auditorium/Cinema** and a **Sitting Room**. Further attic space is used for storage and there is also a **Workshop/Studio**.



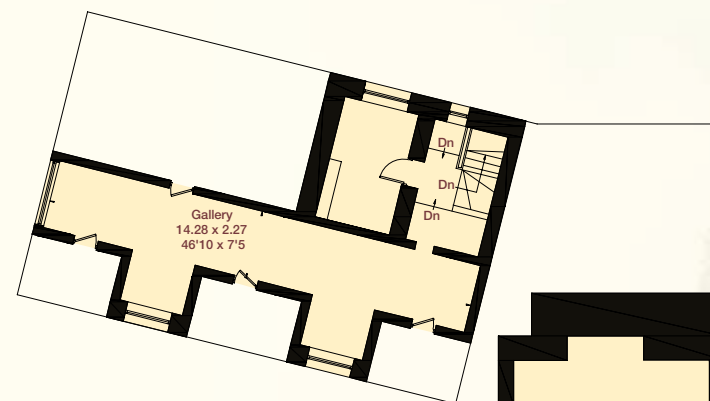
MANOR HOUSE

Approximate Gross Internal Area:-
Main House = 1,451.3 sq m ~ 15,622 sq ft
Outbuildings = 117.3 sq m ~ 1262 sq ft
Total = 1,568.6 sq m ~ 16,884 sq ft
(Excluding Courtyard/Void/Eaves Storage)





Not to Scale
For Identification Purposes Only

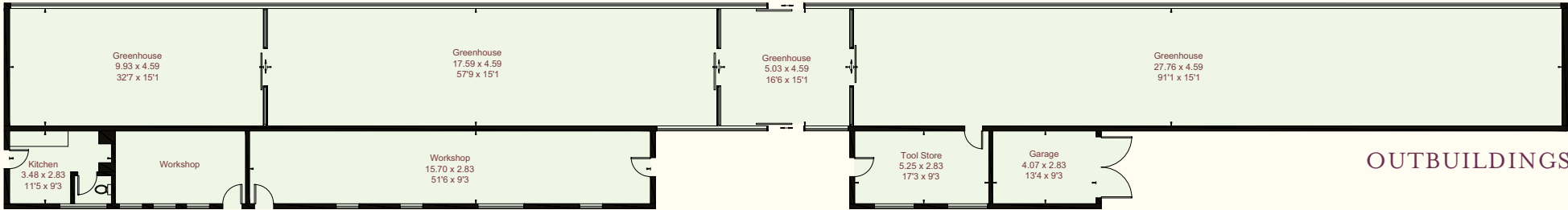


First Floor

Second Floor





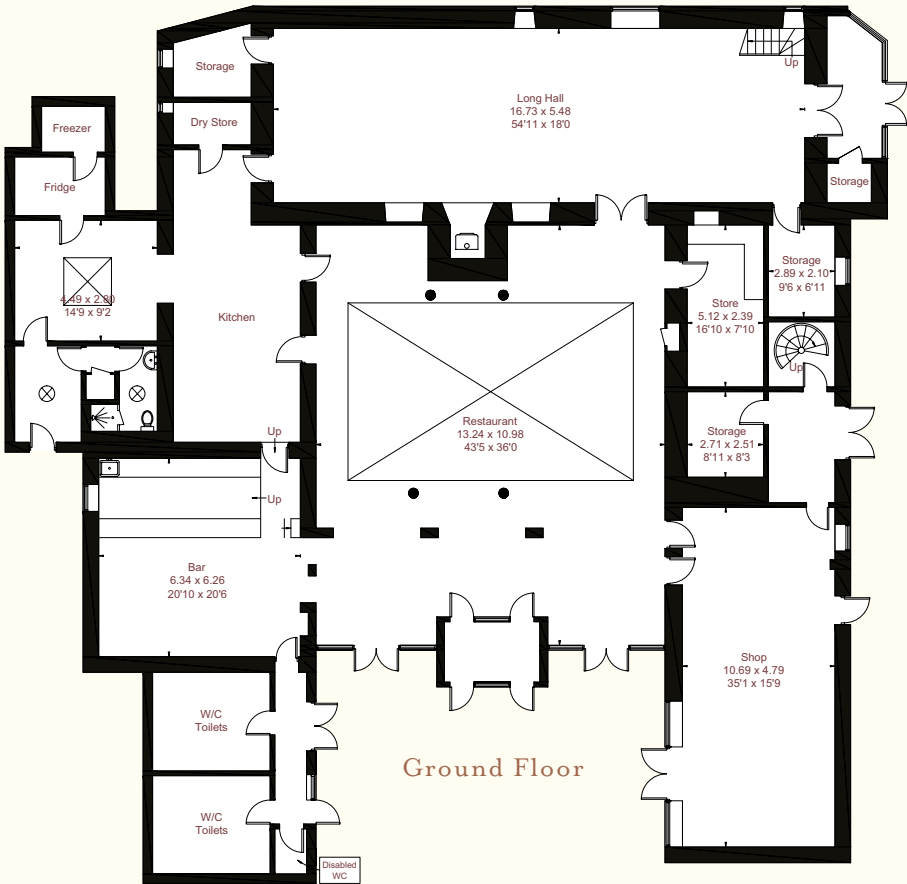


OUTBUILDINGS

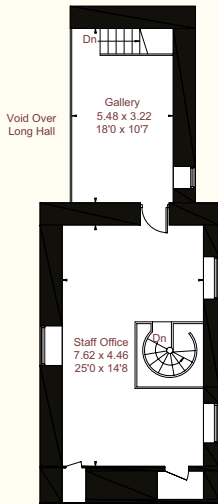
Not to Scale (Not shown in actual location/orientation)
For Identification Purposes Only

Approximate Gross Internal Area:-
Restaurant = 599.3 sq m ~ 6451 sq ft
River Cottage = 116 sq m ~ 1249 sq ft
Outbuildings = 527.8 sq m ~ 5681 sq ft
Total = 1,243.1 sq m ~ 13,381 sq ft

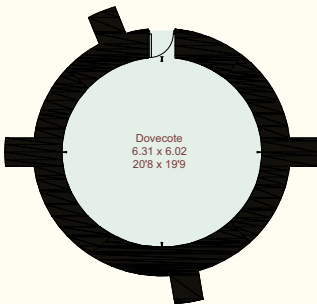
RESTAURANT



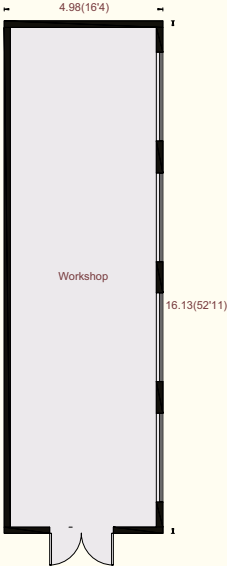
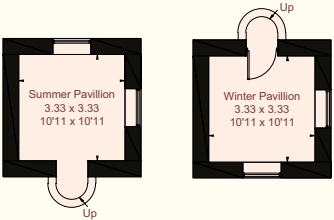
Ground Floor



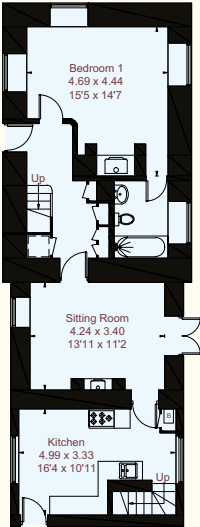
First Floor



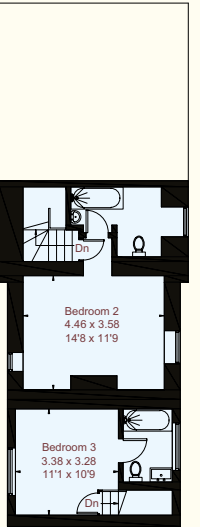
OUTBUILDINGS



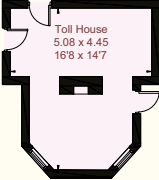
RIVER COTTAGE



Ground Floor



First Floor





THE COACH HOUSE

The Coach House forms the heart of the commercial operation at Athelhampton House. The partly thatched building sits around a former courtyard and would have once contained stables, kennels, a saw mill and workshops. The buildings were refurbished in 1997 with glazing used to create a reception space within the courtyard. There is a commercial kitchen, gift shop and cloakroom facilities.

RIVER COTTAGE

River Cottage is a pretty thatched cottage, located in the south west corner of the grounds and accessed over a bridge across the River Piddle. It has a sitting room, kitchen, 3 bedrooms and 3 en suite bathrooms.







GARDENS

Athelhampton sits in just under 30 acres of gardens and grounds encircled by the River Piddle. The grounds are full of variety with a balance of formal and architectural elements, lawns, woodland, pasture and riverside. The southern boundary is marked by a crenelated quadrant wall, constructed by Sir Robert Cooke in the mid-20th Century. A pair of gate piers open onto a driveway which passes through an avenue of sycamore and horse chestnut trees in what is currently a parking area for visitors. An inner gate is found within a Tudor-gothic archway set in stone wall which encloses the forecourt of the house. A gravel driveway, flanked by formal lawns continues through the forecourt to reach the front door.







The formal gardens lie primarily to the south and east of the house and were built by Alfred Cart de Lafontaine between 1891 and 1899. They were designed by Inigo Thomas and are laid out as a series of outdoor rooms in the Renaissance style. At the centre of the formal gardens is the Corona which leads out to four separate rooms or courts. The largest is the Great Court which contains 12 magnificent Yew pyramids set around a pool with a balustraded terrace to the south. The terrace has two garden houses named for the summer and winter.





East of the corona is the Lion's Mouth with a cascade and pool and beyond here is the Lime Walk. To the north is the Private Garden, which sits opposite the east front. There is a ballustrated terrace adjacent to the house and a sunken lawn contains a long fishpond with a fountain. Some magnificent varieties of Magnolia were planted by Robert Cooke in the 1960s. To the east of the Private Garden and at the end of the Lime Walk is the Canal Garden, which was built in 1969-1970 by the Cooke family in the 16th Century style. To the



north are the Rose Garden, White Garden and Octagonal Cloister Garden, bordered by the River Piddle.

The traditional 1 acre walled kitchen garden pre-dates the formal gardens and is located to the far east of the grounds surrounded by 12ft high brick walls. Vine and fruit trees cover the walls and brick paths circumnavigate and cross the garden. On the south-facing wall is a substantial Green House.

The lawn to the west of the house is dominated by the large dovecote which is understood to have room for 1,500 birds to nest. A crescent shaped Yew hedge follows the curve of the building and flanks the Yew Walk which leads west towards the cottage. This hedging is echoed by further Yew on the far side of the lawn.

The Gardens are Grade I listed in the Heritage England Schedule of Parks and Gardens.



WIDER GROUNDS

Athelhampton and its gardens are surrounded by banks of mature deciduous trees to the south, west and beyond the north bank of the River Piddle. To the far west, beyond River Cottage is an area of pasture, currently home to a Par-3 golf course but equally suitable for grazing if required.

To the far side of the Coach House the north driveway continues around the west side of the grounds to access a private parking area to the north of the house. There is a partly enclosed courtyard adjacent to the north wing with various outbuildings.

At the far side of the kitchen garden is a yard with its own access and with a workshop currently let to a small business.





GENERAL REMARKS & STIPULATIONS

LOCAL AUTHORITY

West Dorset District Council,
South Walks House, South Walks Road,
Dorchester, Dorset, DT1 1UZ
Tel: 01305 251010
www.dorsetforyou.com

TENURE

For sale freehold with vacant possession upon completion.

SERVICES

Mains electricity, LPG gas, private water supply and private drainage are all connected.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale but some items may be available by separate negotiation.



PLANNING

Athelhampton House is Grade I Listed, as of Architectural or Historical Importance. The Coach House, Dovecote and Pavilions are all Grade II* Listed.

COUNCIL TAX

Athelhampton House: Band H

POSTCODE

DT2 7LG

RIGHTS OF WAY, FOOTPATHS AND EASEMENTS

The property is offered subject to and with the benefit of all rights of way, both public and private, all wayleaves, easements and other rights whether or not specifically referred to. We are advised there is a specific right of way for a local farmer to cross the paddock at the rear of the property.

IMPORTANT NOTICE

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