An exquisite Grade II* Listed 17th century Manor House set in beautiful gardens of around two and a quarter acres.
Pamphill Manor
Pamphill • Wimborne
Dorset • BH21 4EE

Mileages
Wimborne Minster 1.5 miles
Poole 10 miles (London Waterloo from 1hr 55 minutes)
Bournemouth Airport 9.5 miles
Salisbury 27 miles • Southampton 35 miles

Pamphill Manor
Reception hall • Drawing room • Dining room • Inner hall • Cloakroom
Sitting room • Study • Garden room
Kitchen/ breakfast room • Rear hall • Utility area

Master bedroom suite with dressing area and bathroom
Three guest bedrooms all with en suite facilities
Second floor Playroom/ sitting room • Two large attic bedrooms
Bathroom • Trunk room • Tank room

Staff/guest annexe
Sitting room • Dining area • Cloakroom/ shower room • Kitchen
Boiler/ utility room • 2 Bedrooms • Bathroom

Detached coach house/stable block with double garage and adjoining
triple garage

Electric gated entrance and extensive driveway

Tennis court

Stunning gardens and grounds of about 2.24 acres

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

Pamphill Manor is approached along a magnificent avenue of mature oak trees planted in 1840 and faces directly onto Pamphill Green. This picturesque hamlet formed part of the Kingston Lacy Estate, home of the Bankes family for over 300 years, and was bequeathed to the National Trust in 1982. Within the hamlet are the pretty church of St Stephen, the village school which was formerly almshouses dating from 1698, The Vine public house and the Pamphill Dairy Farm Shop, with butchers and tea room. The market town of Wimborne Minster is just 1.5 miles away offering excellent shopping including a branch of Waitrose, cafes, restaurants, bars, and the Tivoli theatre/cinema. The area is well served with excellent state and independent schools, including Canford, Bryanston, Clayesmore, Dumpton, Castle Court and Queen Elizabeth’s in Wimborne. Poole Harbour, the second largest natural harbour in the world, famous for its beaches, yacht clubs and watersports is about 9 miles. For the golfer, there are championship courses at Parkstone, Broadstone, Ferndown and Remedy Oak, and for walking, cycling and riding, the New Forest National Park can be joined beyond Ringwood, and the Jurassic Coast, a UNESCO World Heritage site, beyond Wareham.

The house enjoys excellent road and rail communications, the A31 which leads on to the M27 and M3 to London can be joined at Wimborne, and trains to London Waterloo run from Poole, Bournemouth and Southampton Parkway stations.
DESCRIPTION

Pamphill Manor is an exquisite 17th Century Grade II* Listed manor house occupying a private and peaceful setting, yet just a few minutes’ drive from Wimborne Minster. This historically and architecturally important house has mellow brick elevations under a tiled and stone slated roof, enhanced by stone detailing and many fine sash or leaded windows, and is a delight viewed from any angle. According to the Royal Commission on Historical Monuments, the house was built in the 17th century around a 16th century core by Matthew Beethell, steward to Sir Ralph Bankes of nearby Kingston Lacy. In the late 17th/early 18th century, the handsome East front of the house featuring a Dutch gable with an urn finial was added and in the early to mid-18th century, the wing featuring three tall Georgian sash windows overlooking the driveway, was built. Later additions in the 18th and 19th centuries, and garaging in the late 20th century, complete the glorious property we see today.

Within the house are many notable architectural features and details including the fine 17th century staircase, wood pillars in the central hall which are reputed to have come from the original Kingston Lacy house, period fireplaces, wall panelling, window shutters, panelled doors and Victorian encaustic tiled floors. A particularly charming detail are the initials and dates etched on two panes of glass on the first floor, “JB July 1741” (possibly Jane Beethell) in the panelled bedroom and “Geo. Beethell 16th Aug 1740” in the adjacent bathroom.

In the 1990’s, prior to the current owner’s occupation, the house was the subject of an extensive programme of restoration, renovation and preservation. This included re-plumbing, re-wiring, timber treatment and re-laying of the majority of the roof. The present owners, who have been in occupation since 2005, have continued to sympathetically maintain and improve the house, and it is presented in excellent decorative order. In 2009, both oil fired boilers were replaced, in 2012/13 the Fire Alarm and Security systems were upgraded, in 2014 the fuse boxes/consumer units were replaced, and a new water softener was installed, and in 2018 there was a full NIC Electrical Installation Report and Certificate, and the exterior of the house was completely re-decorated.

A brief summary of the accommodation is as follows:
A half glazed front door with stone surround and portico over opens into the welcoming reception hall, with part panelled walls, fireplace with wood-burning stove, and Victorian ceramic tiled floor. The elegant drawing room has an open fireplace and double aspect windows with window seats and shutters, and the dining room also has an open fireplace. The inner hall features the unique wood pillars mentioned above, and has a fire surround, wine storage alcoves, and access to main and secondary staircases. The side entrance hall has a garden door and gives access to the guest cloakroom and to the well-proportioned family sitting room having an impressive pillared fireplace with wood burner, and a square bay window overlooking the side garden. The cosy study has a fireplace and inter-communicating door to the garden room, which has part panelled walls, a roof lantern, and door to the guest/ staff annexe. The kitchen/ breakfast room is fitted with a range of antique oak units and includes an oil-fired Aga with electric ceramic hob and double oven module. The rear hallway functions as a boot room off which is a utility area, and also provides access to the staff/ guest annexe. The present owners use the annexe sitting room as a useful family breakfast room when required.

From the inner hall a magnificent period staircase leads to the first floor via a most attractive mezzanine half landing with large window looking over the side garden. The master bedroom has a fireplace, twin windows with window seats, dressing room area with fitted wardrobes, and an en suite bathroom with freestanding bath and vaulted ceiling. There are three generous guest bedrooms on this floor, all with en suite bath or shower rooms, including the charming panelled bedroom with fireplace, double aspect windows, window seats and shutters, and the elegant bedroom which features two tall Georgian sash windows with shutters and window seats, high ceiling and fireplace with log burner.

The main staircase continues up to the second floor landing with eaves storage room, bathroom, playroom/ sitting room and two large attic bedrooms. Also on the second floor, approached via the secondary staircase, are a useful trunk room and tank room.

The guest/ staff annexe has its own access and includes a sitting room with fireplace and storage cupboards, dining area with cloak/ shower room, fitted kitchen and adjoining boiler/ utility room housing the twin oil fired boilers. A staircase leads up to two bedrooms and a bathroom. The flexible arrangement enables the annexe to be used as additional accommodation for the main house if required.
Gross internal area (approx.)
Approximate Gross Internal Area:
803 sq m / 8646 sq ft
For identification only - Not to scale
OUTSIDE

The house is approached through an electrically operated white painted gate, and a sweeping shingle driveway with turning circle and central rose bed leads around to the main entrance front. The driveway continues to the side of the house and to the Coach House/Stable/Garage block, which dates from the 18th century, providing 2 loose boxes with loft above and a double garage. In recent years an additional triple garage was built to one side, in keeping with the period building. There is a separate workshop/store room and the oil storage tank is screened behind the garage.

The beautifully maintained gardens are a magnificent feature of the property, extending in all to about 2.24 acres. There are well-tended lawns on various levels around the house interspersed with stone paths, and several water features. There are sunny paved terraces perfect for summer entertaining, and within the gardens are many seating areas from which to enjoy the delightful aspects. The gardens are particularly well stocked and include a vast selection of perennial shrubs, bulbs and climbers including wisteria, camellia, snowdrops, daffodils, tulips, crocus, bluebells, lavender, jasmine, clematis, rhododendrons, numerous freestanding and climbing roses, and box hedges, together many fine mature trees including yew, willow, oak, poplar and pink horse chestnut. At the rear is a stunning oriental woodland garden with hostas, azaleas, magnolia, and acers. A board walk runs through this garden with a striking red painted bridge spanning a pond with irises.

There is a productive and most attractively laid out kitchen garden with Alitex greenhouse having power, water and lighting, potting shed and fruit cage containing strawberry, raspberry, blackcurrant, peach and nectarine. Within the garden is an artificial grass tennis court. The gardens are are bounded by a combination of mellow brick walls, yew and beech hedging and at the side and rear adjoin National Trust woodland, to which the public do not have access.
TENURE
The house is held on a lease from the National Trust, and will be sold with the benefit of a new 99 year lease. Interested parties will be furnished with further details as required.

SERVICES
Mains water and electricity. Oil fired central heating. Private drainage.

LOCAL AUTHORITY
Dorset Council, Allerview House, Hanham Road, Wimborne BH21 1AJ

POST CODE
BH21 4EE

DIRECTIONS
From Wimborne take the B3082 Blandford Road for approximately 1 mile and turn left, signposted to Pamphill. Follow this road, passing Pamphill Dairy and Farm Shop on the right, and then opposite the entrance to St Stephen’s church, turn left into the avenue of oak trees. After about 100m, the gravelled entrance driveway leading to the white painted gate of Pamphill Manor can be found on the right hand side.

VIEWING
Strictly by appointment with Savills.

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19/05/14 AR. Kingfisher Print and Design. 01803 867087.