

# CLYFFE MANOR HOUSE

TINCLETON • DORCHESTER • DORSET



savills



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## SUBSTANTIAL PORTION OF A MAGNIFICENT GRADE II LISTED MANOR HOUSE

### ACCOMMODATION

Entrance porch • Reception hall • Study • Cloakroom • Inner hall with fine staircase • Dining room  
Drawing room • Kitchen • Galleried landing • 4 bedrooms all with en-suite facilities

Private gardens with lawns and pavilions • Access to communal gardens  
2 garages • Cellars

In all about 1 acre private gardens



#### **Savills Wimborne**

Wessex House, Wimborne  
Dorset, BH21 1PB  
ashley.rawlings@savills.com  
01202 856800





## SITUATION

The house occupies a peaceful, elevated setting at the end of a long private drive. The nearby village of Puddletown (2 miles) provides some useful local amenities including a church, public house, primary school, Doctors surgery and shop. The county town of Dorchester (5 miles) offers an excellent variety of shopping, educational, recreational and cultural facilities. There are good communications in the area with a mainline railway service available at Dorchester and also Moreton (2 miles) to London Waterloo. The A35 which joins the A31 and provides a route along the M27 and M3 to London is located to the north at Tolpuddle. The area is well served by independent schools at Bryanston, Clayesmore, Sherborne and Canford. Weymouth (12 miles) has an excellent marina and is nationally renowned for its sailing facilities together with its lovely sandy beach and safe swimming and the Jurassic coastline has been accorded UNESCO World Heritage Status.

## DESCRIPTION

Clyffe House is an impressive listed Grade II mansion built in 1842 in Tudor style with Broadmayne brick and Portland ashlar under a tiled roof. Designed by the distinguished London based Victorian architect Benjamin Ferrey (1810-1880), the property was divided into apartments in the late 1980s. Clyffe Manor House comprises a substantial portion of the property including the main entrance porch, magnificent staircase and 2 of the principal ground floor reception rooms. There is a well-appointed kitchen including an Aga. On the first floor as well as the impressive galleried landing are four bedrooms all with high quality en suite facilities. The rooms are beautifully proportioned with high ceilings and tall mullioned windows, some fine wood panelling and a number of attractive fireplaces. From the ground and first floor there are glorious distant views over the South Dorset countryside.

## OUTSIDE

An old stone terrace wraps around both the south and west side of Clyffe Manor House from where there are lovely views over the private and communal gardens and the countryside beyond. On the western side is a large private level lawned area with two attractive pavilions in timber with pitched leaded rooves. Steps from the lawn lead down to the South garden, mostly laid to lawn and with raised beds for vegetables, fruit trees and a fruit cage. Steps lead down to the garage area and the house has two private garages within a brick built block. Leading from the south facing terrace are steps to the communal gardens which are laid to lawn and include a variety of mature trees and shrubs. On the north side of the house is a wide tarmacaded turning circle and parking area. There are also steps which lead down to a cellar which includes hundreds of wine bins.









#### DIRECTIONS (DT2 8QR)

From Wimborne take the A31 road towards Dorchester and after approximately 10 miles at the Bere Regis roundabout, take the A35 towards Dorchester. After 2.5 miles turn left to Affpuddle on the B3390. Drive through the village and continue for 1.5 miles turning right at Waddock Cross signposted to Dorchester and Tincleton. After about 1 mile look for the Tincleton village and 30 mph sign. Take the first turning on the right where there are brick entrance pillars marked "Clyffe House Private Road". Proceed up the drive going past the first turning on the right and continue round to the front of the house.

#### SERVICES

Mains water and electricity. Private drainage (communal). Oil fired central heating to ground floor. Electric heating upstairs. Additional LPG gas supply.

#### LOCAL AUTHORITY

Dorset Council Tel 01305 251010.

#### TENURE

Clyffe Manor House is held on a 999 year lease with the freehold owned by Clyffe House Flat Management Ltd of which each resident is a member. Clyffe Manor House owns the freehold of its private garden together with the entrance drive.

#### CHARGES

£900 per quarter main costs being buildings insurance, gardening for communal garden and some communal electricity.

£210 per annum for the community sewerage plant.

£50 per annum ground rent.





# Clyffe Manor House, Tinkleton, Dorchester, Dorset DT2 8QR

**Gross Internal Area (Approx)**

**Main House** 441 sq m/4746 sq ft

**Garage** 39 sq m/420 sq ft

**Summer House** 7 sq m/78 sq ft

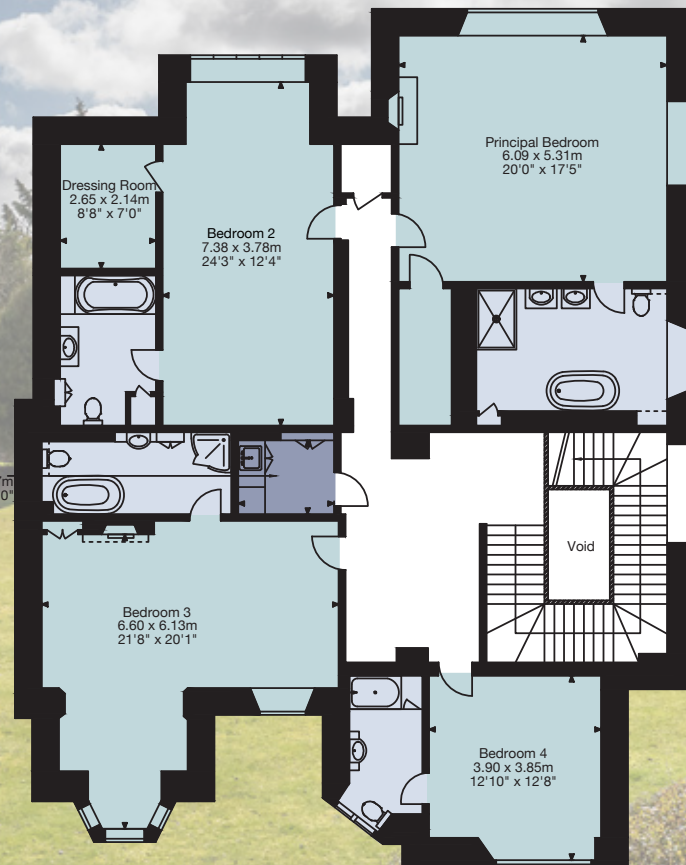
**Outbuildings** 18 sq m/189 sq ft

**Gym** 18 sq m/195 sq ft

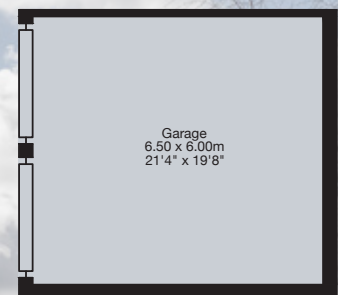
**Total Area** 523 sq m/5,628 sq ft



Ground Floor



First Floor



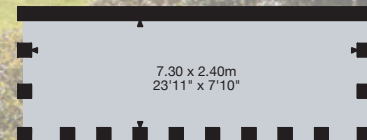
Garage



Summer House



Gym



Outbuilding

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