

THORNHILL PARK

STALBRIDGE • DORSET





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A recently refurbished Grade II listed country house set within
its own deer park with stunning panoramic views.*



These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.









- Entrance hall
- Sitting room
- Study
- Morning room
- Library
- Dining hall
- Kitchen/breakfast room
- First floor drawing room

- Master bedroom suite
- First floor seating area
- 6 further bedroom suites
- Beautiful formal gardens
- Deer park
- Lakes
- Woodland
- Carriage drive

- Walled garden
- Stable block
- Thornhill Cottage
- Orchard Cottage
- Bothy Cottage
- Garden Cottage
- Home Farm

In all about 144.82 acres (58.61 hectares) as a whole or in 2 lots • Main house 14,198 sq.ft. • For Sale Freehold



HISTORY

Set in the parish of Stalbridge, Thornhill is the birthplace of Sir James Thornhill (1675-1734), the celebrated painter and architect, whose best works hang at Blenheim Palace and whose principal surviving architectural achievements are Moor Park in Hertfordshire and the magnificent dome of St Paul's Cathedral in London.

The house is believed to have been originally owned by Sir Walter Raleigh in the 16th century. In 1730, Sir James completely renovated and 'modernised' the property.

The house is of Tudor origins with a 19th century second floor; however externally it is predominantly 18th century in style and detail, shown in the classical north and south 'Palladian' elevations. The Grade II listed obelisk was erected to commemorate the coronation of King George II and Queen Caroline in 1727.

THORNHILL PARK

The Grade II* listed Thornhill Park is elevated to take full advantage of its panoramic vista over the Blackmore Vale and the surrounding Dorset countryside. The house is of rendered stone construction under a stone slate roof.

The principal house is approached via a long carriage drive within an avenue of mature trees, arriving at the east façade.









GROUND FLOOR

One enters through the early Hamstone arch through to the large atrium. This generous space is ideal for entertaining and leads into three further well proportioned rooms with ornate fireplaces and views over the gardens.

Both the sitting room and study have a side hall and doors onto the large paved terrace surrounding the house. From the reception hall, a door leads through to the dining hall

where double doors open to the southern terrace, an ideal area for alfresco entertaining.

The kitchen/breakfast room is suitably equipped with utility room and china cupboards and there is a spacious laundry room along with WC, butler's pantry and flower room. A charming stone spiral staircase leads down to extensive cellars.









FIRST FLOOR

An elegant staircase with oak treads rises in two flights with painted balustrading and immaculate hand modelled stucco plasterwork on all sides. The landing is open to a striking circular cupola with a magnificent plaster eagle.

One of the finest features of the first floor is the exceptional drawing room with original barrel vaulted ceiling and wooden fireplace with caryatids. There is also a wonderful triple aspect sitting room with views to the south west.

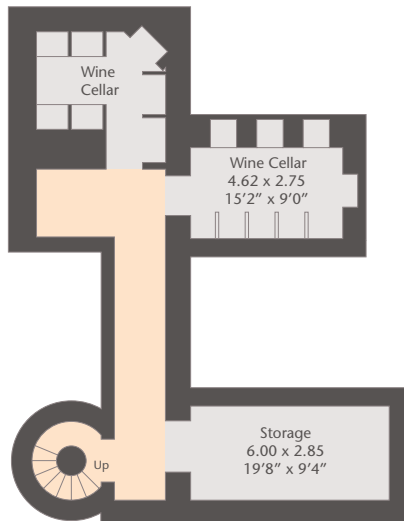
The master bedroom features another vaulted ceiling with plastered floral panels. It benefits from a large en suite bathroom with separate WC and walk-in shower, as well as an accompanying dressing room and walk-in wardrobe. In addition there are two excellent guest bedroom suites on this floor.

SECOND FLOOR

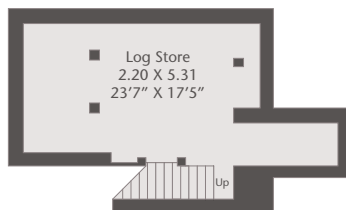
The second floor comprises four further spacious bedroom suites on either side of a galleried landing.



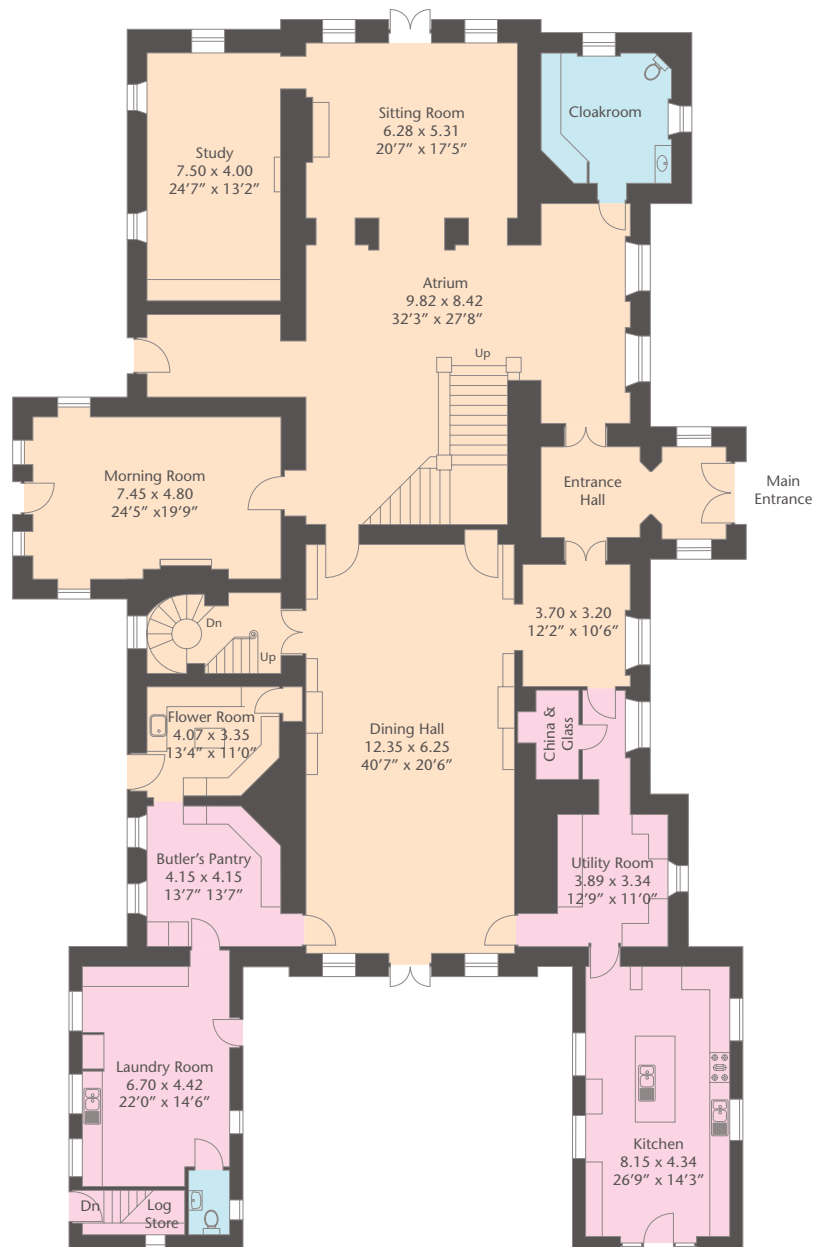




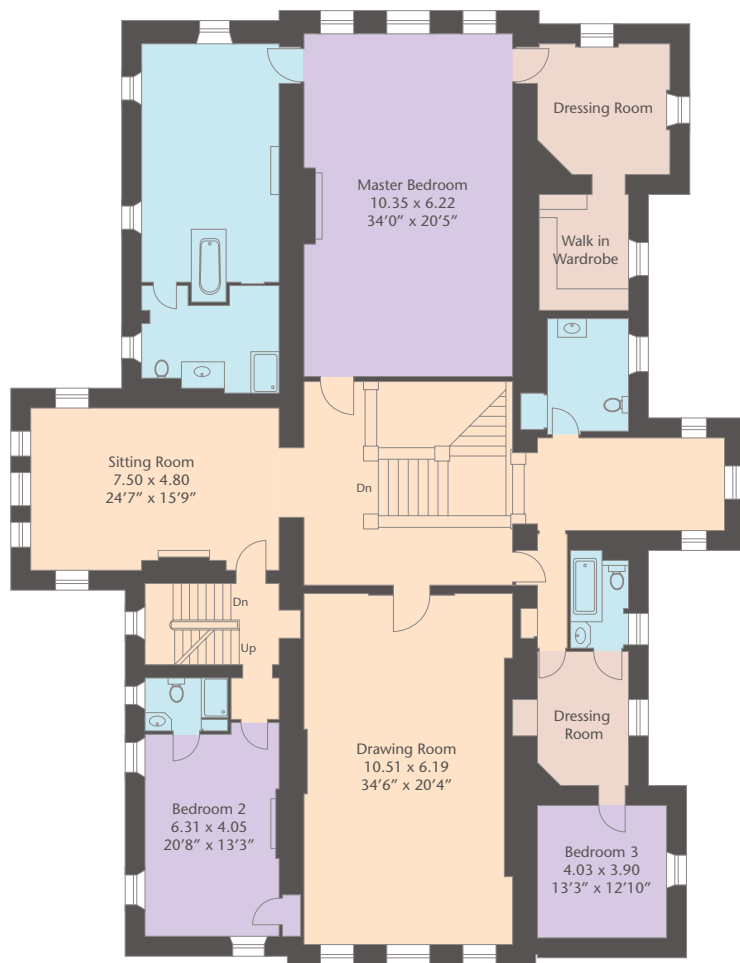
Cellar



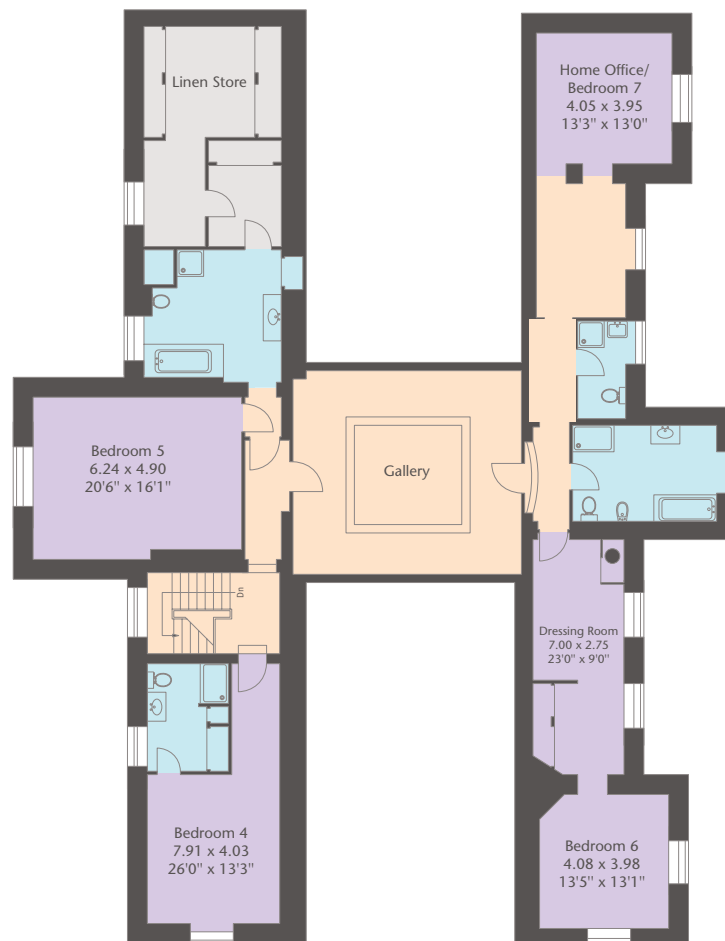
Cellar



Ground Floor



First Floor



Second Floor



THORNHILL PARK

STALBRIDGE • DORSET

- Reception
- Kitchen/Utility
- Bedroom
- Bathroom
- Storage

Approximate Gross Internal Floor Area:
Main House 1319 sq.m. / 14,198 sq.ft.

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GARDENS AND GROUNDS

The gardens of Thornhill Park add to the overall charm and grandeur of the property. They have been meticulously designed, lying largely to the west of the house. The flagstone terrace meets an immaculate lawned area that features a reflection pond flanked by pleached hornbeams with wonderful views over the lakes, deer park and bluebell woods. At a lower level is a flagstone seating area under a cypress tree and adjacent to this is the walled garden with mellow red brick walls and raised beds on gravelled walkways. A greenhouse, glasshouse, potting shed, machinery store and Bothy Cottage complete this area.

To the north, the private croquet lawn is bordered by ornate topiary with walkways and corridor views. Beyond is a large pond with fountain that overlooks the deer park and the obelisk, which stands prominently at Spire Hill, the highest point on the property.

To the east of the house are beech avenues either side of the drive, beyond which is parkland interspersed with mature and newly planted trees.

To the south is a further lawned area leading to the folly, enjoying superb views of open countryside.





OUTBUILDINGS

Either side of the southern terrace are two stone built coach houses. One to the east with clock tower comprises two large garages, with potential for further staff accommodation.

The building to the south comprises a garden room with wonderful fireplace; this is connected to the staff room which benefits from a sitting room, kitchen and two first floor rooms. To the rear is an extensive gravelled parking area.

Behind the Garden Cottage is a wonderful range of stables that have been refurbished, providing six traditional stables and one foaling box, together with an excellent new shoot room.

At one end is a large garage, and at the other is an extensive machinery store.







Thornhill Cottage



Orchard Cottage



Stable Block



COTTAGES

Garden Cottage is a semi-detached house in need of modernisation. It includes a kitchen, sitting room and study with two bedrooms and a bathroom on the first floor.

Thornhill Cottage is an excellent secondary house recently extended with spacious accommodation. It has been recently refurbished and comprises a kitchen, sitting room, drawing room, dining room and 4 bedrooms with 2 bathrooms. It has planning consent for a further extension.

Orchard Cottage is an ideal guest cottage which has also recently been refurbished. It includes a large kitchen/breakfast room, sitting room, 3 bedrooms and 3 bathrooms. The garden lies primarily at the front of the house with a large paved terrace.

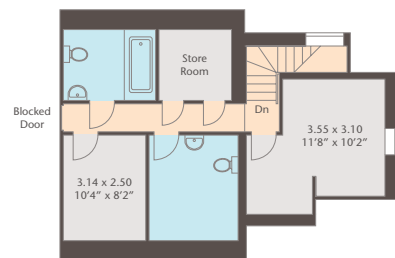
Bothy Cottage is on the east side of the walled garden and has a kitchen, living room and 2 bedrooms.

LOT 2

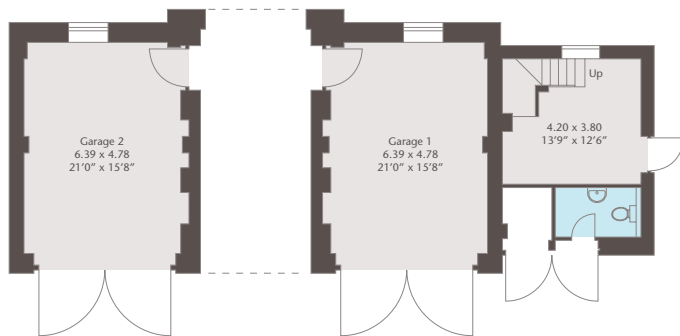
Home Farm lies at the head of the drive before the first set of entrance gates. This detached former farmhouse comprises a large kitchen/breakfast room, dining room, drawing and sitting room, laundry room, master bedroom with en suite, 4 further bedrooms and a family bathroom. There are a number of outbuildings adjacent to Home Farm including one with a clock tower providing a garage, storage and workshop space. The garden lies mainly to the rear with a paved terrace and level lawn with fruit trees. In all about 0.62 acre.



GARAGES AND STORES

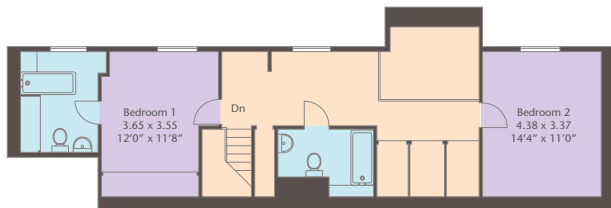


First Floor

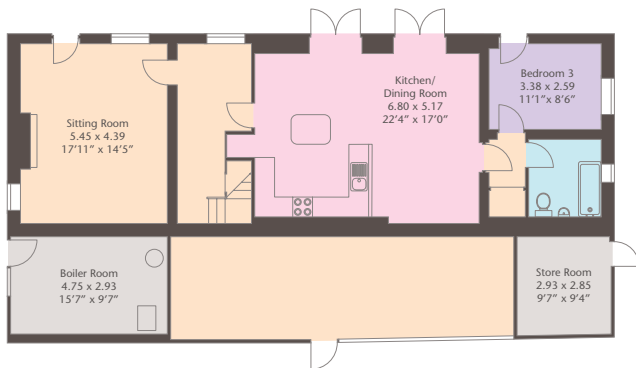


Ground Floor

ORCHARD COTTAGE

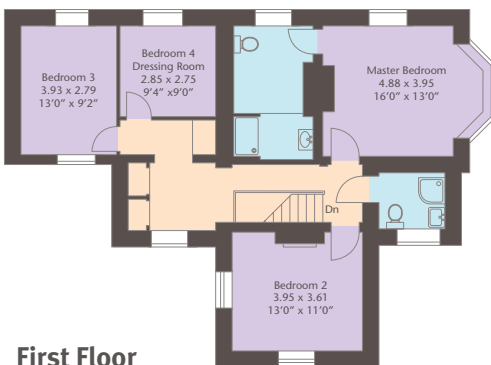


First Floor

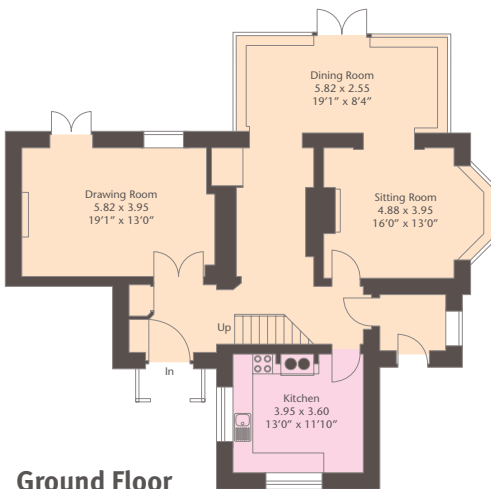


Ground Floor

THORNHILL COTTAGE



First Floor

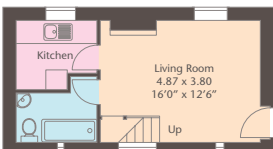


Ground Floor

BOTHY COTTAGE

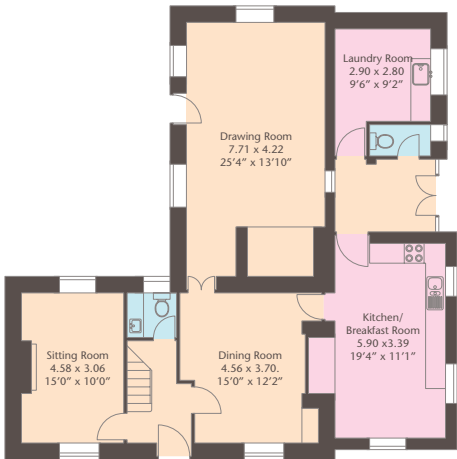


First Floor

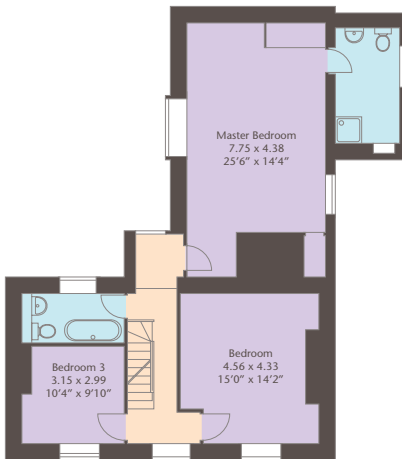


Ground Floor

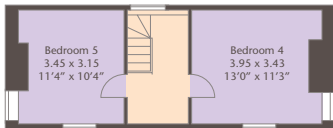
HOME FARM



Ground Floor

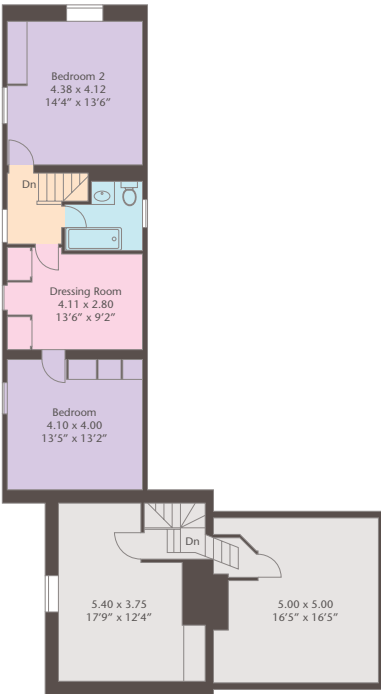


First Floor

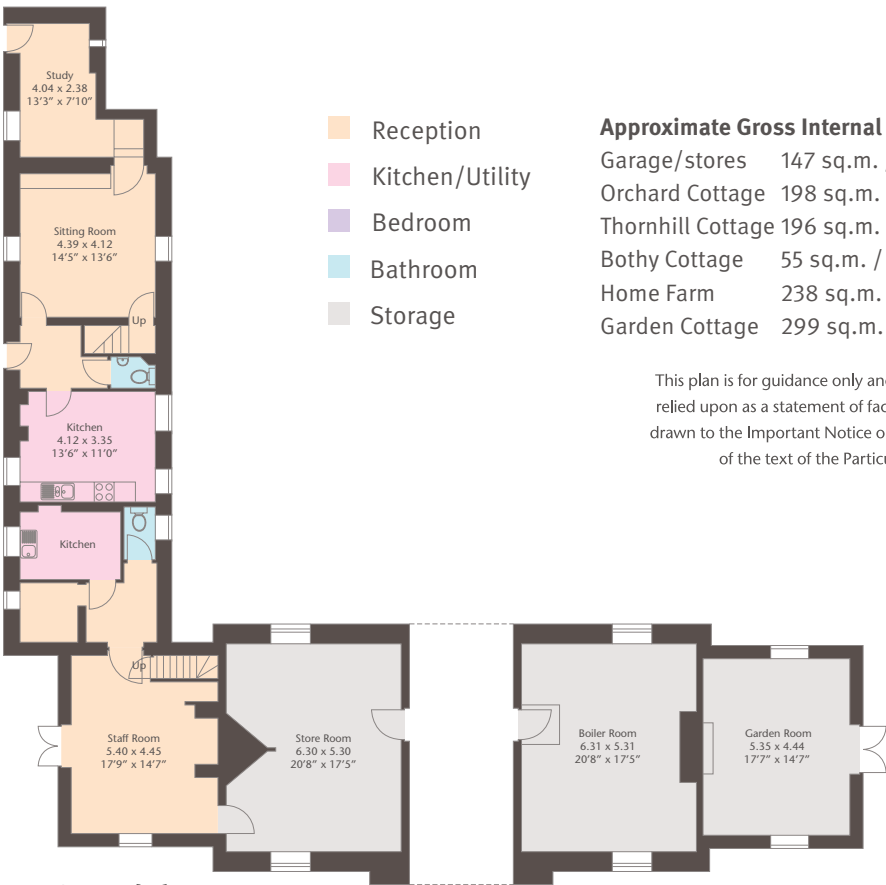


Second Floor

GARDEN COTTAGE



First Floor



Ground Floor

- Reception
- Kitchen/Utility
- Bedroom
- Bathroom
- Storage

Approximate Gross Internal Floor Area:	
Garage/stores	147 sq.m. / 1,582 sq.ft.
Orchard Cottage	198 sq.m. / 2,131 sq.ft.
Thornhill Cottage	196 sq.m. / 2,110 sq.ft.
Bothy Cottage	55 sq.m. / 592 sq.ft.
Home Farm	238 sq.m. / 2,562 sq.ft.
Garden Cottage	299 sq.m. / 3,218 sq.ft.

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THE AREA

Dorset is as multi-layered as the famous fossil flecked cliffs along its Jurassic Coast. With fabulous scenery, this county is rich and vivid. Charming market towns and tiny villages are tucked into this tranquil haven.



Shopping

The village of Stalbridge provides excellent everyday facilities with a range of shops including a large supermarket and petrol station. More extensive shopping, business and recreational facilities are found in Sturminster Newton, about 4 miles and in the Abbey town of Sherborne, about 8½ miles. The regional centre of Yeovil and town of Blandford Forum are both easily accessible.



Sport

Golf at Sherborne, Wincanton and Yeovil. Watersports, sea fishing and sailing are available on the Dorset Coast.



Schools

The area is served by excellent schools both in the public and private sectors. These include Hanford, Sherborne Schools, Leweston, Bryanston, Port Regis, Hazlegrove, Sandroyd and Canford.



Racing

National Hunt racing at Wincanton and Taunton. Flat racing at Bath and Salisbury.



Shooting

The estate has a small family shoot.



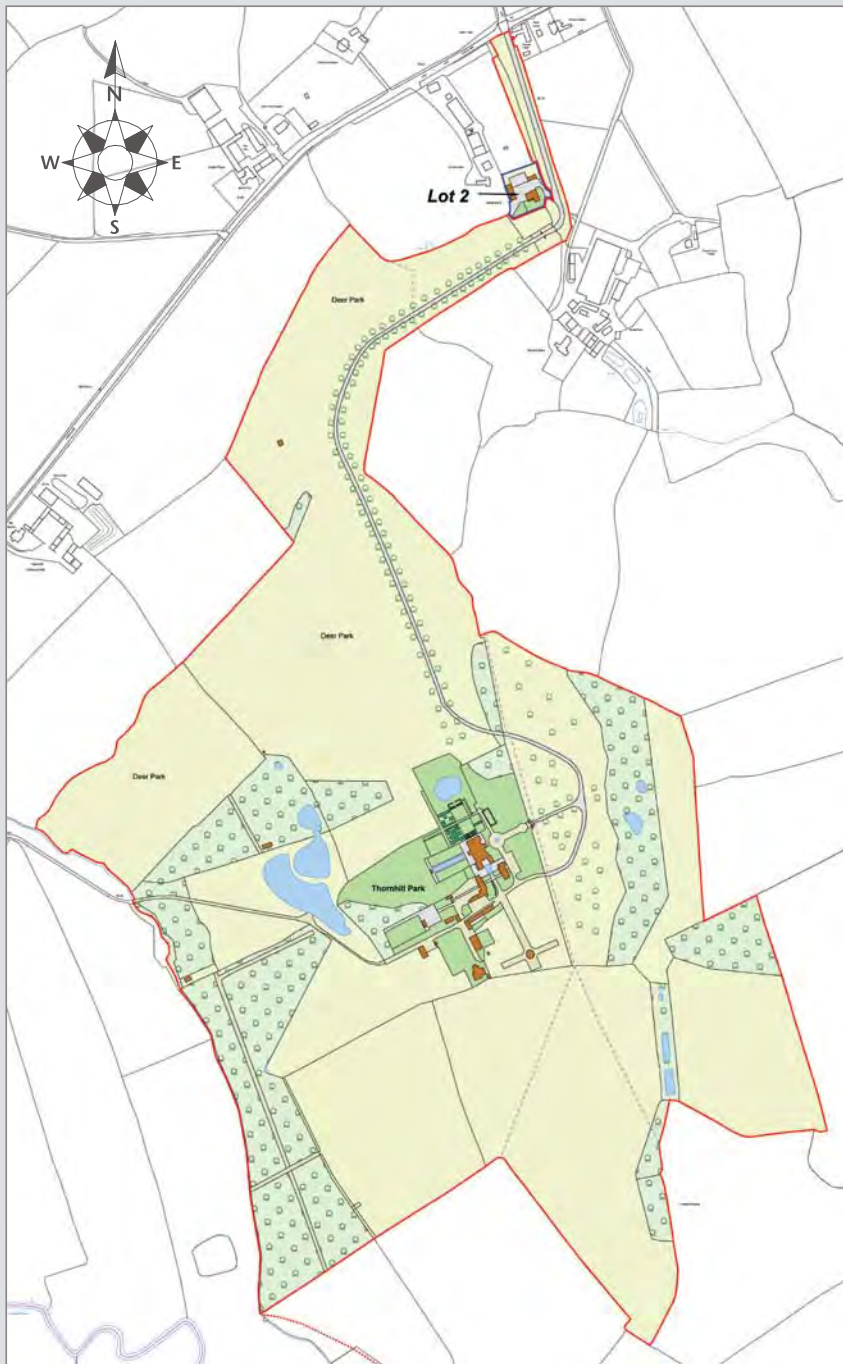
Travel

Mainline train service from Sherborne to London Waterloo taking about 2 hours 20 minutes.

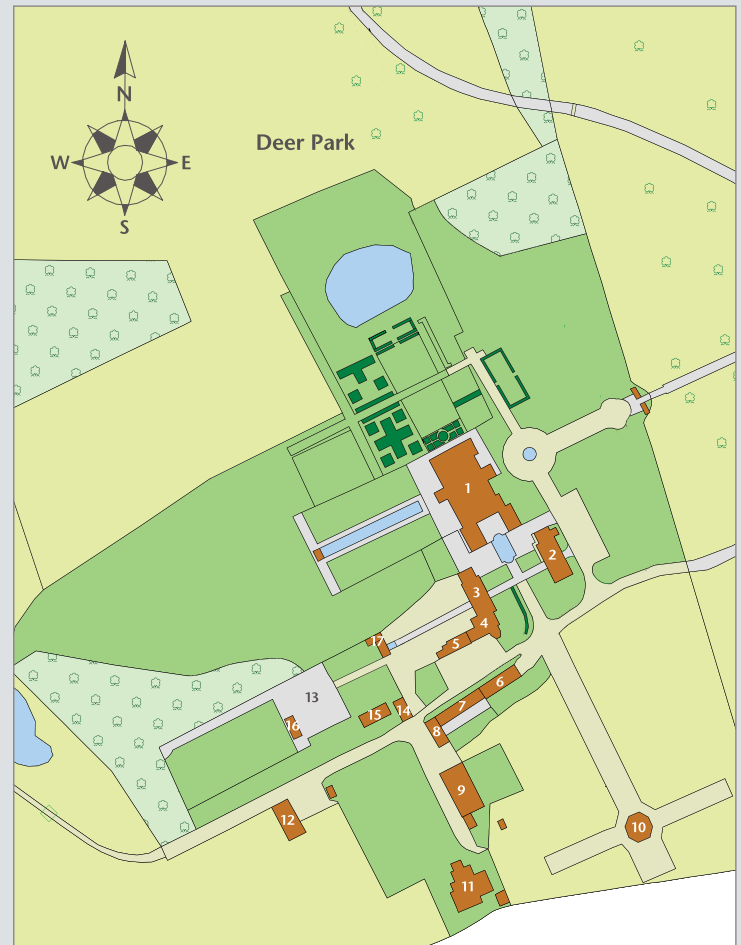
Access to the A303 is at Wincanton, about 9 miles to the north.

(Distances and times are approximate)





The site plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.



- | | |
|---------------------------------|----------------------------------|
| 1. Main house | 10. Pavilion |
| 2. Garaging | 11. Thornhill Cottage |
| 3. Garden room and boiler house | 12. Tractor shed |
| 4. Staff mess room | 13. Walled garden |
| 5. Garden Cottage | 14. Bothy Cottage |
| 6. Garage | 15. Potting shed |
| 7. Stables | 16. Greenhouse |
| 8. Machinery store | 17. Gardener's and potting sheds |
| 9. Orchard Cottage | |

FIXTURES AND FITTINGS

The fitted carpets, some curtains and white goods are included with the freehold (main house). All others items, such as light fittings, garden ornaments and machinery, are specifically excluded but some may be available by separate negotiation.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all rights of way, either public or private (footpath dotted grey on plan), all easements, wayleaves and other rights of way, whether they are specifically referred to or not.

SERVICES

Mains water and electricity, private drainage, oil-fired central heating (main house).

LOCAL AUTHORITY

North Dorset District Council. Tel: +44 (0)1258 454111

VIEWINGS

Viewings are strictly by prior appointment with the sole agents.

DIRECTIONS (DT10 2SH)

From the A303 leave at the Wincanton exit following the signs to the A357 (Blandford). Continue under the A303 and proceed on the A357 for about 5 miles until reaching Henstridge. At the traffic lights continue straight over the crossroads following the A357 into the village of Stalbridge. Continue straight through the village proceeding for about 1 mile. At the T-junction proceed straight over entering the private driveway directly to Thornhill Park. The property will be found through the deer park after approximately $\frac{3}{4}$ mile.

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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The full EPC is attached to these particulars.

If it has become detached or is lost, please contact us for a further copy.

obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

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