

# MAPPOWDER COURT

MAPPOWDER DORSET











# MAPPOWDER COURT

MAPPOWDER • DORSET • DT10 2EN

Sherborne 12.2 miles (19.8 km), Blandford 12.6 miles (20.2 km),  
Dorchester 17.6 miles (28.3km), A303 16.5 miles (26.6 km)

## A SUPERB FARMING AND EQUINE ESTATE IN THE HEART OF DORSET

Fine Grade II\* Listed Manor House with 5 bedrooms and far reaching views

Hallway • Drawing Room • Dining Room • Breakfast Room • Kitchen • Sitting Room  
Study • Utility Room • Summer Room • Boot Room

4 bedrooms with 3 bathrooms (2 ensuite) on first floor • Further bedroom with ensuite bathroom and dressing room  
with extensive wardrobe on second floor

Pair of newly built 3 bedroom semi detached cottages

Range of 19 stables • Horsewalker • 3/4 mile (6 furlong) all-weather gallop • Outdoor floodlit Olympic size, all-weather  
manège • Post and rail paddocks

Arable and Stock farm with modern farm buildings including grain store • Fishing lakes

Available as a whole or in 6 lots

About 683 acres (276 hectares)

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## Introduction

Mappowder Court lies in rolling Dorset countryside to the west of Blandford Forum, on the edge of the pretty village of Mappowder, close to the Dorset Gap. Mappowder Court is a fine Grade II\* Listed two storey, five bedroom property which was rebuilt in 1745 after the original mansion was demolished and rebuilt on a smaller scale.

The land at Mappowder Court extends to approximately 683 acres divided into six lots, and is run as an in hand arable and grassland farm by the owners. The listed stable block lies to the west of the house and consists of 19 stables, a horse walker, outdoor floodlit Olympic size all weather manège and all weather gallop. It is suitable for either private or commercial use and the local riding area is sufficient for the heartiest enthusiast! There is also a range of buildings behind the stable yard with a newly built modern grain store on the other land.

## Situation

Mappowder Court is situated on the south east edge of the village of Mappowder with views out to Bulbarrow Hill and the Dorset Gap. It lies between the towns of Sherborne, Blandford, and Dorchester, which all have a wide range of shopping and recreational facilities.

There are a number of first class schools in the area within easy driving distance, notably Bryanston in Blandford, Port Regis at Shaftesbury, Milton Abbey at Milton Abbas, Clayesmore in Iwerne Minster and the Sherborne schools to name but a few. Main line trains to London Waterloo are available from Sherborne. The towns, villages and countryside around Mappowder provide an excellent range of social and leisure activities for the sportsman and countryman alike, with excellent walking and riding all around.



Racing is close at hand with racecourses at Salisbury and Wincanton. The nearest golf courses are Ashley Wood at Blandford, Rushmore at Tollard Royal and Sherborne. Excellent sailing facilities are also available at Poole and Weymouth,

## Method of Sale

Mappowder Court is offered for sale as a whole or in 6 lots by private treaty. The lotting is as follows:

		Acres	Hectares
Lot 1	Mappowder Court, stables and land	161.51	65.36
Lot 2	Blenheim and Bramley Cottages	0.22	0.09
Lot 3	Skinners Farm	211.21	85.47
Lot 4	Under Rawlesbury	67.34	27.25
Lot 5	Back Field	13.77	5.57
Lot 6	Land at Crocker's	229.03	92.69
<b>Total</b>		<b>683.08</b>	<b>276.44</b>

## Viewing

Strictly by appointment through the selling Agents. Telephone: 01722 426810

## Directions

From Blandford Forum take the A357 heading west towards Sturminster Newton and Sherborne. Keep on the A357 and about one mile after the turning to Sturminster Newton take the first turning left towards Hazelbury Bryan passing the Plumber Manor Restaurant. Continue along this road into Hazelbury Bryan. At the T-Junction in Hazelbury Bryan turn right towards Mappowder. Follow this road until you have Mappowder on your right hand side and the road bears to the left. Keep going straight on following the sign to Mappowder Court Farm. You will see the main house on the right hand side.







## Lot 1 - Mappowder Court, Stables and Land

### **Mappowder Court**

Mappowder Court occupies an elevated position with far reaching views. It is set in glorious rolling Dorset countryside and from the eastern face of the house virtually the whole farm can be seen, looking towards the landmark of Bulbarrow.

The house is mentioned in Pevsner who comments that “all the big gate piers, especially the biggest with 17C stone busts on the top suggest that there was once a grand house here but the mansion of the Coker family was demolished soon after 1745”. The present house is L shaped and two storied with converted attics and a symmetrical east front. No part of the Coker mansion can be positively identified but the present building incorporates walls, windows, doorways and other features from a 17th century structure.

The house has been brought up to modern day standards to create a well proportioned home that has a modern, comfortable feel without detracting from its past history. Most of the floors are either oak or flagstone and the rooms of good proportions mainly with high ceilings.

The gardens are mature and could be extended if required.







## Accommodation

(See floor plans for measurements).

The house is approached through a pair of 18C Grade II Listed pier gates topped with busts representing Moors. The tarmac drive then leads up to the oak front door and to the:

**Entrance Hall** with flagstone floor, oak staircase and radiator cover, under stairs cupboard, chandelier and door to:

**Drawing Room** (E & W) with high ceiling, Victorian cornicing, oak board floor, stone fireplace, chandelier, two stone mullion windows with oak shutters at the front.

**Dining Room** (E & N) and over 26 foot in length. A most handsome room again with oak board floors, high ceilings with a chandelier, a huge stone fireplace and two stone mullion windows with oak shutters, the eastern one having views across the farmland. Corner walk-in butler's pantry.

Passage with flagstone floor leading past the:

**Cloak Room** with stone floor, WC and sink, old stone arch and on past the rear lobby to the:

**Rear Entrance** and **Boot Room** with stone floor.

**Breakfast Room** (S & N) with original flagstone floor, false beamed oak ceiling, mullion window, recessed lights, red four oven oil-fired Aga set within an oak lintel surround, range of units and wall cupboards and door to:

**Kitchen** (N) with commercial stainless steel kitchen including base units and appliances, double sinks, dishwasher (Miele), gas cooker with electric ovens, mercury extractor, stone floor with adjacent walk in chilled larder.

**Sitting Room** (S) with recessed lights, beam ceiling, exposed brick fireplace and niche, original flagstone floor, stone mullion windows, window seat and oak shutters leading to:

**Study** (W) with stone floor, beam ceiling.

**Utility Room** with sink, work tops, cupboards, hot water tanks and new Grant boiler, terracotta floor and oak beams, leading through to:

**Summer Room** with vaulted oak beamed ceiling, terracotta floor, four arches with two sets of French doors leading to the garden and patio area.

## First Floor

**Landing** with oak floor, and WC on half landing with airing cupboard, hot water tank heated by the Aga, stairs and door to second floor.

**Bedroom One** (E& N) with dark oak floor, stone fireplace, two mullion windows with shutters, and again impressive views of the land. Stairs to second floor dressing room, door to en suite.

**En Suite** (E) Bathroom with oak floor, white suite with open marble vanity unit, double sinks, free standing huge bath, shower cubicle, WC, mullion window with shutters.

**Bedroom Two** (E) with range of oak bedroom furniture cupboards, drawers and wardrobe, mullion window with shutters and:

**En Suite** (W) with suite, vanity unit with cupboards, bath and shower cubicle, WC, limed laminate floor, spot lights, mullion window with shutters.

**Bedroom Three** (N) in rear wing. Window seats, mullion window with shutters with views to Alfreds Tower.

**Bedroom Four** (N) with mullion window and fitted shelves.

**Shower Room** with oak floor, mullion window, white suite, wash hand basin, WC, shower cubicle. Linen Cupboard.





## Second Floor

**Stairs** lead from Bedroom one to a large:

**Dressing Room** with dark oak floors and exposed beams, walk in oak wardrobes leading to a further impressive wardrobe area with a number of hand made walk in fitted wardrobes. A door to the rear of the dressing room wardrobe which is currently sealed or from the rear staircase leads to:

**Bedroom Five** (W) presently set up as 2 rooms – a dressing / study area and a bedroom with pine floors and an:

**En Suite** bathroom, tiled, with wash hand basin, WC, shower cubicle.

**Note:** All the showers are pressurised

## Services

Mains water, private drainage and mains electricity. There is a bore hole which has not been used by the vendors. Bottled gas for the cooker in the Kitchen.

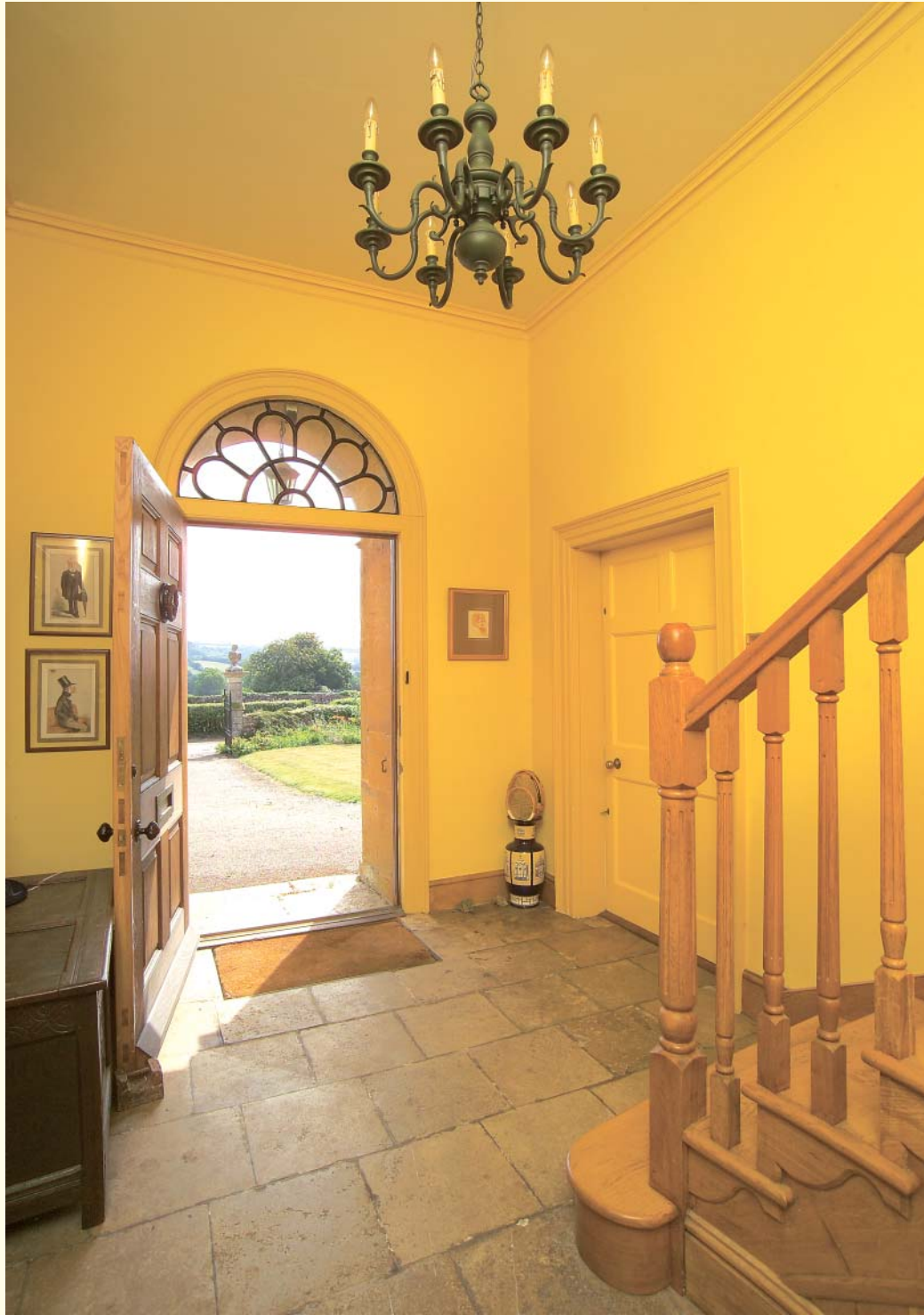
## Gardens and Grounds

Mappowder Court occupies a most peaceful setting with long range views from the formal eastern lawns with their large herbaceous borders backed by traditional brick garden walls.

The inner garden with stone patio is well hidden and is a sun trap in the afternoon and evening. To the south in the paddock is a traditional barn of stone under a corrugated iron roof.









# Mappowder Court Farm, Mappowder

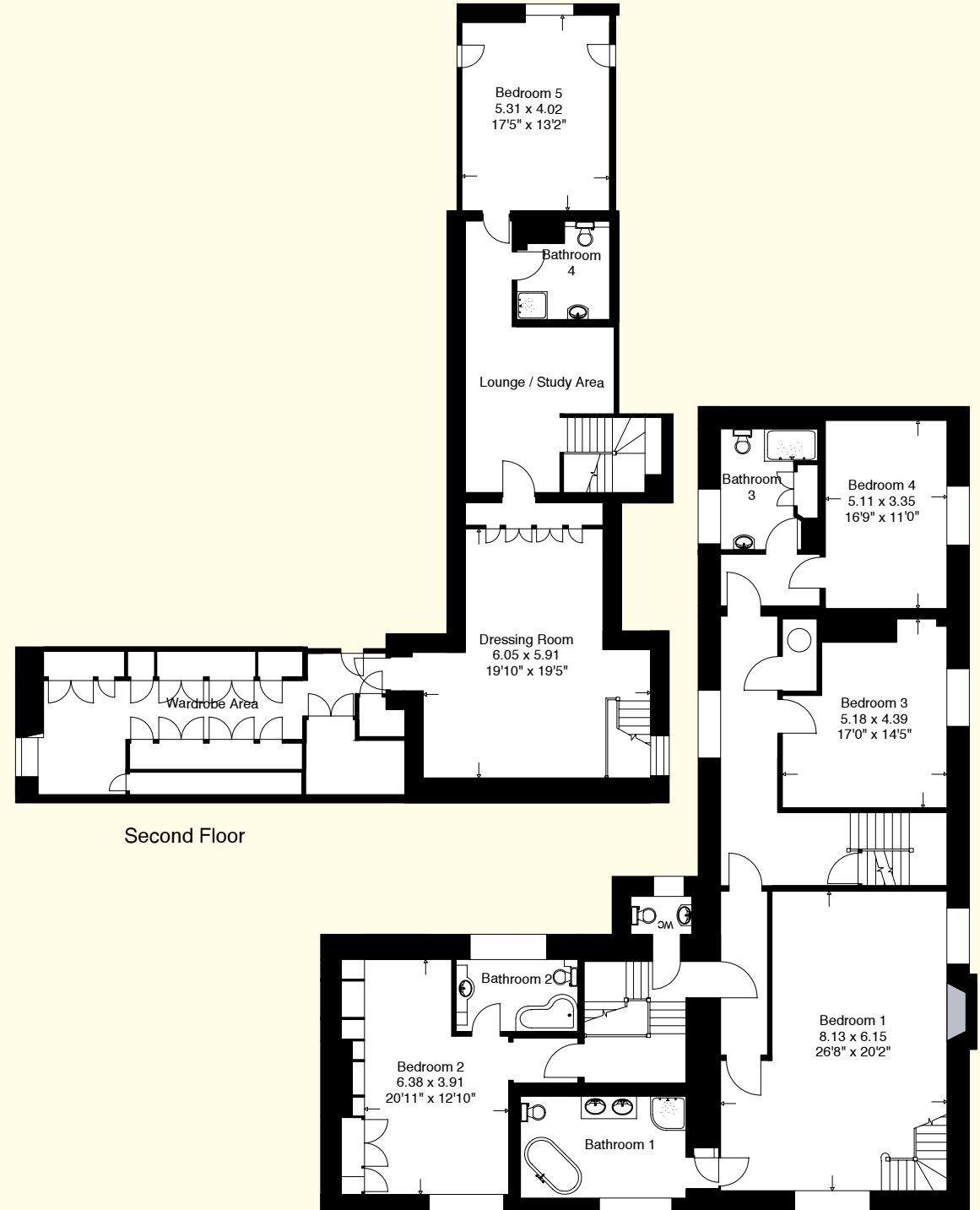
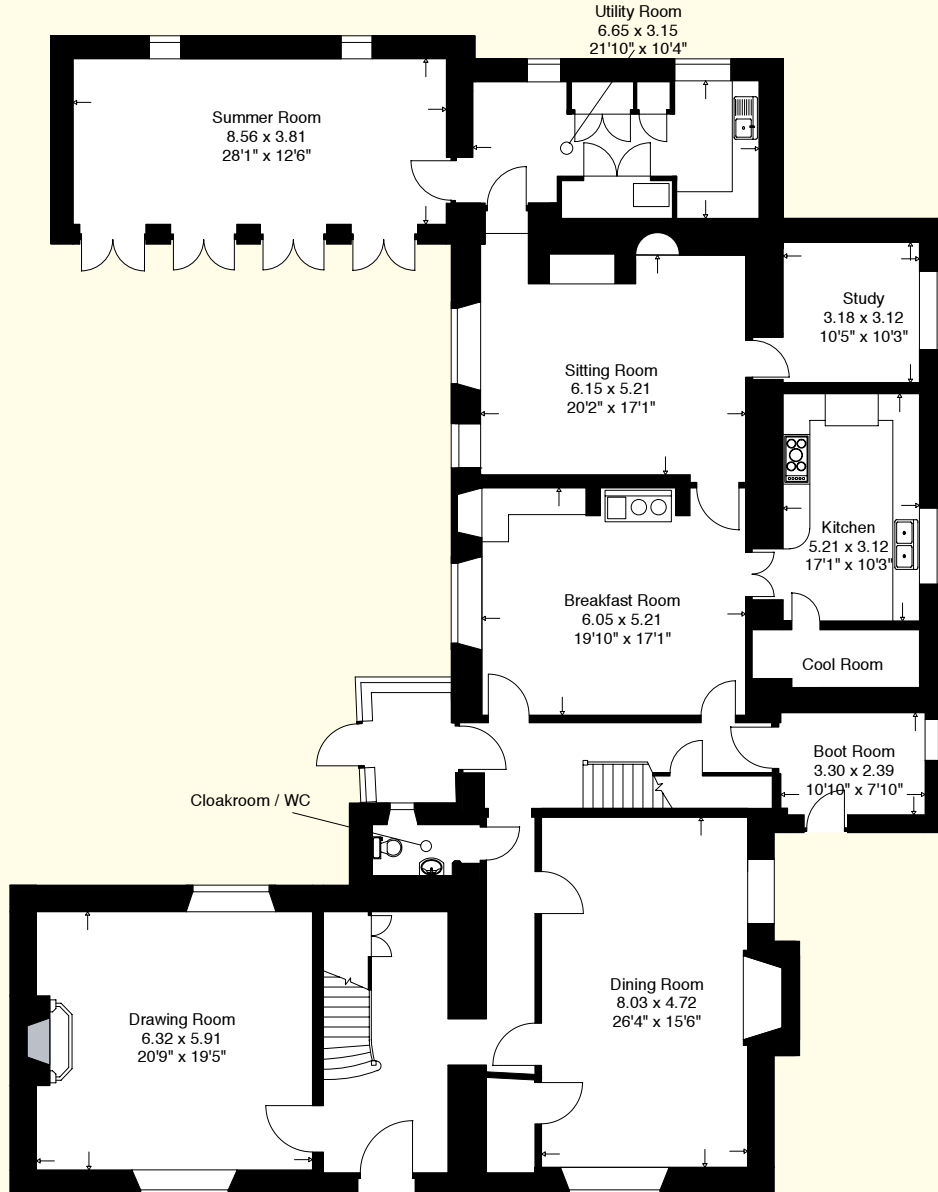
Gross internal area (approx).

House: 650 sq m (6993 sq ft)

Outbuildings: 160 sq m (1719 sq ft)

For identification only - not to scale

© The BACH Partnership



Second Floor

First Floor



## Outbuildings

From the road there is a:

Three car **Garage** with sliding wooden doors. To the rear a **Courtyard** with **Garden Stores** and **Kennel**. **Machinery Shed**.

**Stable Laundry**, WC and shower, separate boiler for hot water.

To the rear of the stable laundry is a large fuel tank and beyond, the submerged private sewage treatment unit.

## The Stables and Farm Buildings

The road divides the stables and farm buildings from the principal house and the main courtyard of stables is approached through a fine pair of listed Grade II brick gate piers, one with a cube finial and one with a ball finial and full length wooden gates. The barns were granted planning permission for change of use from agriculture to horse racing stables in 1995. The stables and farm buildings are both numbered on the accompanying plan and are described below:

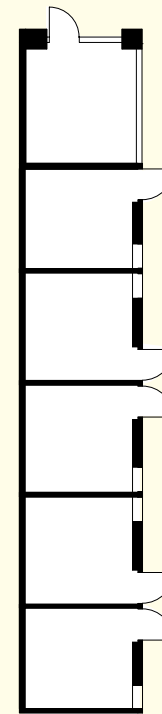
1. Three-sided courtyard complex of 19 stables within traditional stone barns under tile and part stone roof. The large barn on the western side is listed Grade II. The majority of the stables have both front and rear entrances and are all complete with mangers and partitions. In the centre there is a formal Koi carp pond with fountain. Adjacent are an office, store and wash-down area.
2. Field-facing double bay two horse field shelter.
3. Eight-bay general purpose shed, with horse-walker for six horses, of concrete and steel construction under a cement roof.
4. Machinery store/workshop of concrete steel under a cement fibre roof.
5. Five-bay shed of asbestos construction and steel with lean-to.
6. Former farm buildings, concrete under an asbestos roof and adjacent cattle shed.
7. Field shelter.

Opposite the house there is a floodlit all-weather Olympic size manège.

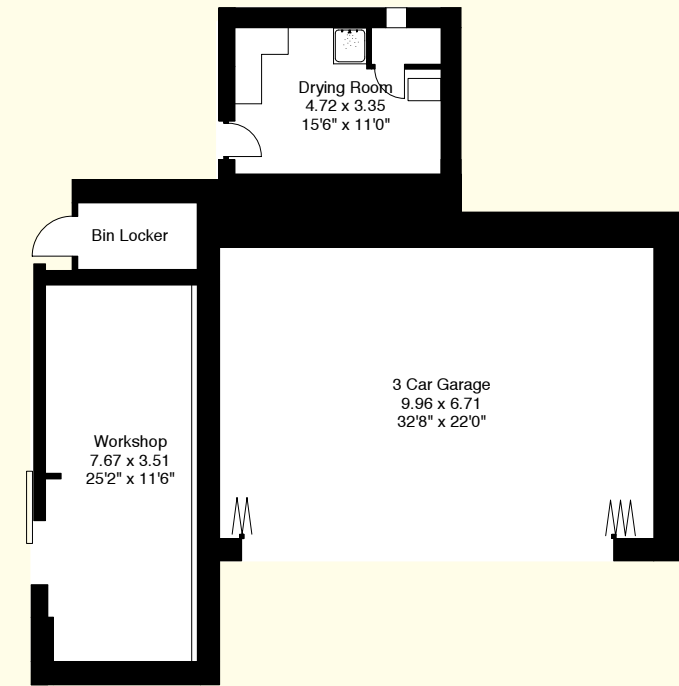
## The Farmland

Mappowder Court farmland extends to approximately 161.51 acres within a ring fence. The land is gently undulating and predominantly Grade 3 with a tributary of the River Yeo running along part of the eastern boundary. The majority of the land comprises Wickham 2 series being drift over Jurassic and Cretaceous clay with the western side of the land being Sherborne series, Jurassic limestone and clay.

The all weather gallop starts from behind the stables, parallel with the drive, and curves through the farm ending adjacent to the road. There are a number of lakes on the land which are presently used for coarse fishing and let on an annual basis to the Gillingham and District Angling Club.



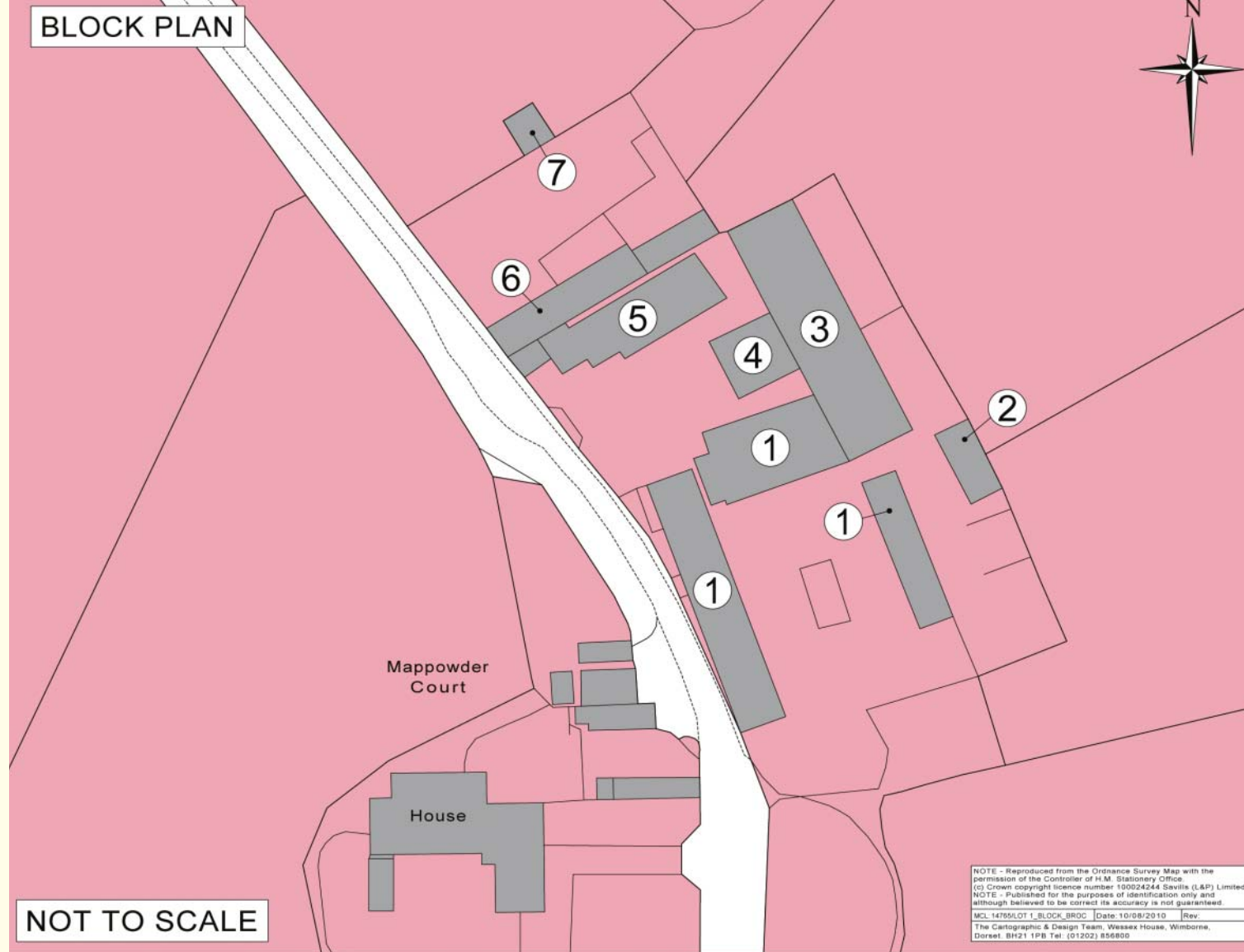
Storerooms /  
Kennels



Outbuildings













## Lot 2 - Blenheim and Bramley Cottages

Blenheim and Bramley Cottages are a pair of three bedroom cottages constructed in 2009 by local builders. They are built of Marnhull Stone and Mozart Brindle brick elevations under a tiled roof.

Each of the cottages comprises a spacious kitchen/dining room, sitting room, cloakroom, three bedrooms (one en suite) and a family bathroom. Both cottages have a full NHBC 10 year guarantee and double glazing throughout.

The gardens are laid to lawn with patio seating areas and border hedges. At the front of the cottages is a large communal parking area.

### Services

Mains water, electricity and drainage. Oil fired central heating.

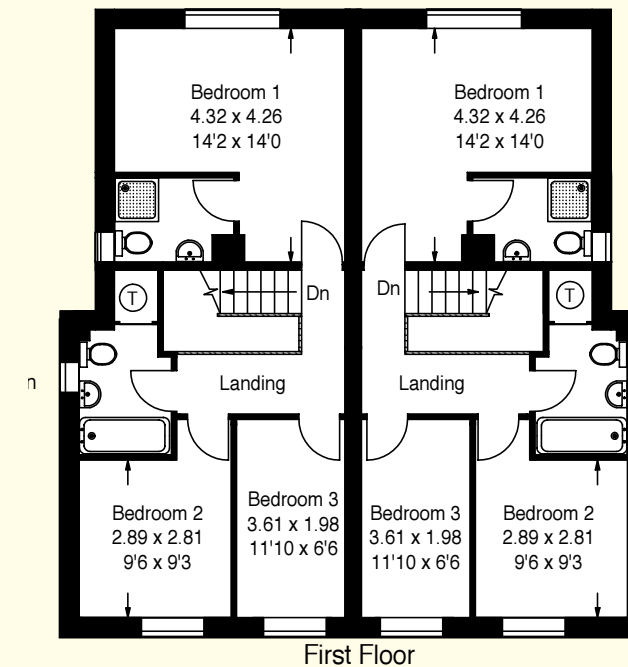
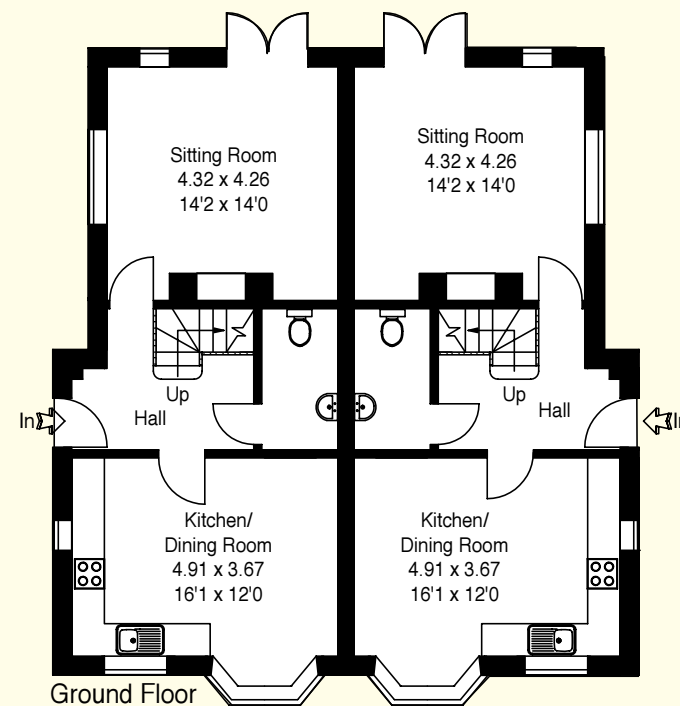


## Blenheim and Bramley Cottages, Mappowder

Gross internal area ( approx ) :- 100 sq m / 1075 sq ft each

For identification only. Not to scale.

© Floor Plans Southern Ltd ref :- S7578/BD





## Lot 3 - Skinners Farm

Skinners Farm is a block of 211.21 acres of land within which is a range of useful modern farm buildings. The majority of the land lies within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. The land is Grade 3 with a tributary of the River Yeo running through part of the it. The land comprises Wickham 2 series being drift over Jurassic and Cretaceous clay, and Fladbury 1 series alongside the tributary.

### Buildings

1. A pair of three-bay cattle sheds of concrete block construction, Yorkshire boarding under a cement tile roof with concrete apron.
2. A modern Shufflebottom grain store which was built in 2008 by the vendors. Built of galvanised steel under a fibre cement roof and corrugated sides with 3m concrete panel retaining walls with spill skirts and concrete floor, four electric roller shutter doors and spacious overhangs on either side used for hay and straw storage and housing the generator.







## Lot 4 - Under Rawlesbury

The land at Under Rawlesbury is accessed via a farm track shown hatched brown on the plan and totals approximately 67.34 acres. The land rises up to a belt of mature beech stands situated on the north eastern boundary and is currently down to maize and grass.

All of the land lies within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. As the land rises the soil changes from Wickham 2 series being drift over clay to Ardington series being cretaceous glauconitic sand, loam and clay to Blewbury series being chalk at the highest point.

## Lot 5 - Back Field

Back Field is an attractive level field of approximately 13.77 acres down to permanent pasture. This parcel of land benefits from road frontage and mains water with a meter. All of the land lies within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.







## Lot 6 - Land at Crocker's

Land at Crocker's is an attractive gently undulating block of approximately 229.03 acres, divided into manageable sized fields. The land benefits from several road access points as well as access along the track hatched brown on the sale plan.

All of the land lies within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, and is Wickham 2 series being drift over Jurassic and Cretaceous clay. This year Winter Wheat, Spring Wheat, Maize, Grass ley and Triticale have been grown on the land.





# General Remarks

## Tenure and Possession

The farm is sold with vacant possession.

## Farming

The land is currently farmed in hand.

## The Single Farm Payment

The Single Farm Payment relating to the farm will not be transferred to the purchaser.

## Entry Level Stewardship Agreement

The farm entered into the Entry Level Stewardship Agreement in 2007. This scheme runs for five years and ends in 2012. Further details are available from the vendors agents.

## Council Tax

Council Tax Banding for Mappowder Court is band H

Council Tax Banding for both Blenheim Cottage and Bramley Cottage is band D.

## Authorities

North Dorset District Council	01258 454111
Dorset County Council	01305 251000

## Fixtures and Fittings

All tenants fixtures, carpets, curtains, ornamental lights, garden statues, garden ornaments, and stone troughs are specifically excluded from the sale. The staddle stones along the drive are to remain.

## Holdover

Holdover will be required by the vendor on the grain store within Lot 3.

## Access, Rights of Way and Easements

There are a number of rights of way which cross the land, as shown on the plan.

There is a mains gas pipe running through part of the farm.

## Designations

The majority of lot 3 and all of lots 4, 5 and 6 lie within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

## Shooting Rights

The shooting rights over the property are in hand and included in the sale.

## Plans, Areas and Schedules

These are based on the Ordnance Survey reference only. They have been carefully checked and computed by the selling agents and the Purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation thereof

## Tenant Right

The Purchaser shall, in addition to the purchase price, be required to take over and pay for all the usual items of tenant right including:

- Growing crops and other tillages, post harvest sprays and other acts of husbandry in accordance with CAAV costings. Enhancement will be charged on all crops after 1st January 2011 at £15 per acre per month from date of sowing to completion.
- Hay and straw at market value
- All purchased stores including fertilisers, seeds, sprays, feeding stuffs, fuel and oils etc. to be charged at cost.
- RMVs and UMs will be charged at £15 per acre.

Tenant right shall be paid for immediately the valuation is agreed (with interest at 4% over Barclays Bank plc base rate for the time being from the date of valuation) from completion to date of payment. Should the valuation not be agreed within four weeks of completion the matter should be referred to the decision of a single Arbitrator to be appointed by agreement or in the event of a dispute by the President of the Royal Institution of Chartered Surveyors.

## Important Notice

Savills, their clients and any joint agents give notice that:

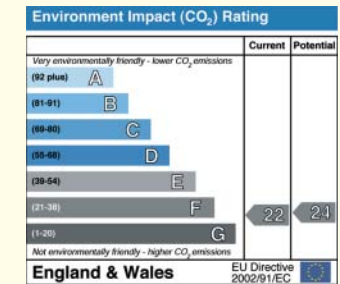
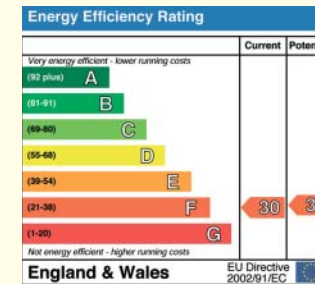
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements.

4. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs and Particulars were taken in July and August 2010.



Main House









LOCATION PLAN  
NOT TO SCALE

NOTE:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office.  
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