PARNHAM HOUSE
BEAMINSTER • DORSET

Beaminster 1 mile • Bridport 5.5 miles • Crewkerne 6.6 miles (London Waterloo from 2½ hours) • Jurassic Coast 7 miles
Sherborne 17.2 miles • Heathrow Airport 129 miles • Central London 145 miles
(All times and distances are approximate)

Steeped in history, this exceptional Grade I Listed 16th Century country house was the subject of a remodelling project by renowned architect John Nash in 1810 and extends to about 38,000 sq ft, standing in a stunning parkland setting. Sadly, the house suffered catastrophic fire damage in April 2017 and now requires holistic rebuilding and restoration.

Complementing the main house is a detached three bedroom Dower House, two bedroom stable cottage, two flats and stables with outdoor riding arena.

The property is approached via a sweeping driveway and stands in magnificent mature parkland grounds with formal landscaped gardens, a glorious lake, traditional walled gardens, a deer park, tennis court, bowling green, swimming pool, fields, woodland and stream.

In all about 131.6 acres (53.26 hectares)

On the instruction of M D W Hardy & M Swiers of Sanderson Weatherall LLP as Fixed Charge Receivers

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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 brochure.
Situation and Amenities

Parnham House is approximately 1 mile away from the historical market town of Beaminster which has origins dating to the 7th Century. With a long private driveway, the entrance gates are actually just on the outskirts of the town, and only 0.3 mile from the centre of this pretty market town which provides a number of shops, a butcher and numerous pubs and coffee shops.

Bridport, Crewkerne, Yeovil and Sherborne are all easily accessible and provide a range of more extensive shopping and recreational facilities. Bridport has a thriving arts and theatre community, hosting annual literary and arts festivals. Water sports and sailing can be found along the Jurassic Coast and particularly at Weymouth and Lyme Regis.

Schooling is excellent nearby with some notable schools including Hazlegrove at Sparkford, Millfield at Street, Bryanston at Blandford Forum, Milton Abbey at Milton Abbas, Port Regis near Shaftesbury, St Anthony’s at Leweston and the Sherborne schools.

Historical Note

Parnham House is one of Dorset’s oldest stately homes with the existing house origins dating back to 1552 when Robert Strode and his wife Elizabeth Hody completely rebuilt it. This 16th Century Elizabethan stone house is Grade I Listed and described as “exceptionally important” by Historic England.

The Strode family owned Parnham House for over 200 years and a member of the family, Lady Ann Strode, was reportedly killed defending the house from the Roundheads during the English Civil War. In 1764, the estate passed to the Oglander family and it was Sir William Oglander who commissioned the renowned architect John Nash who remodelled and oversaw renovations to the house in 1810 which included winding staircases and stone mullioned windows.
The estate then passed through various owners and after his death during the Second Battle of Ypres in 1915, the existing owner William Barnard Rhodes-Moorhouse was buried in the field to the west of Parnham House, beyond some woodland. He was the first airman to receive the Victoria Cross.

In the inter-war era during the 1920s, Parnham House was used as a country club and like so many substantial houses of its type, was requisitioned by the American army during World War II. After the war, the house reverted to use as a country club and then a nursing home. It was added to the National Heritage List for England as a Grade I Listed house in 1953.

Then in 1976, the house was purchased by John Makepeace who lived at Parnham House and used the house for his School for Craftsmanship in Wood. In 2001 the house was bought by a private owner who expended significant sums sensitively restoring Parnham House to its full glory as a stately home. Sadly, in April 2017, a catastrophic fire within the main house completely destroyed the interior of the house and caused severe damage to the structure of the building, largely leaving only the external walls standing. The remaining buildings are virtually untouched and largely in habitable condition.

**Parnham House**

Parnham House is currently listed on the Heritage at Risk Register under Priority Category A and is uninhabitable, albeit part of a wing was less damaged than most. A firm of architects have prepared some plans illustrating the former layout and configuration of the house. As a Grade I Listed building of exceptional historic and architectural interest, a buyer will need to liaise with Historic England and West Dorset District Council in relation to any restoration works.
The Dower House
Standing to the east of the main house and guarding an old driveway, the Dower House is a substantial Grade II Listed detached dwelling of stone elevations with its own garden. The property has its own access from the road. The house comprises a kitchen, breakfast room, sitting room, dining room, garden room, study, three bedrooms and two bathrooms. There is also some garaging and a swimming pool nearby.

Stable Cottage
Situated to the north of the main house and workshops, Stable Cottage (also known as Pump Cottage) is ideally located near the stables and walled gardens, suitable for staff accommodation. The cottage comprises a kitchen, sitting room, two bedrooms, bathroom and shower room.
Approximate Gross Internal Floor Area
First Floor Flat = 195.0 sq m / 2099 sq ft
Outbuildings = 142.5 sq m / 1534 sq ft
Total = 337.5 sq m / 3633 sq ft
Adjoining the main house but largely undamaged by the fire, a Grade II* Listed stone range of buildings was the former stabling for the house and has been converted to provide two staff flats, workshops and estate offices. There are also two stables. An old stone barn has been fitted with five modern stables, tack and wash down facilities. There are 2 staff WCs, storage and loft storage above.

There is a modern timber-framed four bay car port in proximity to the house and stables and numerous garden sheds and stores around the estate.
Gardens and Grounds

The house itself boasts a quintessential English estate setting, with an impressive tree-lined avenue of limes flanking the principal driveway to the house. Electric gates provide secure access to the estate, with superb views over its parkland grounds on either side.

The early 20th Century formal gardens at Parnham House are attributed to Francis Inigo Thomas (1866-1950) and Listed Grade II* as representative examples of early 20th Century formal gardens which illustrate the taste for Revivalism in English garden design at this time.

Two further formal walled gardens lie to the north of the house with a kitchen garden, tennis court, pleasure gardens, bowling green, fountains and ornamental shrubbery. Running through the grounds is the River Brit, which feeds a beautiful lake to the south of the main house, in perfect view from the balustrade terrace. Various stone walls and gazebos adorn the grounds and are Listed for their importance.

Parnham Park is situated principally to the north and south east of the house and is divided into two unequal areas by the avenue and former east drive; there is a further area of park on the east-facing slope to the west of the River Brit. A deer park has been created and fenced off on parkland to the south of one of the former entrance drives, leading past the Dower House.

Mature woodland runs in thick bands on the western boundary along the River Brit and there are groves of mixed woodland such as oak, beech, cedar and sycamore.

An outdoor riding arena was constructed to the east of the house within easy reach of the stables. 8.95 acres of land to the north west of the house is currently let on a Farm Business Tenancy to a local farmer with approximately 62 years unexpired.
GENERAL REMARKS & STIPULATIONS

Method of Sale
On the instruction of M D W Hardy & M Swiers of Sanderson Weatherall LLP as Fixed Charge Receivers, the Freehold of Parnham House and estate is offered for sale by private treaty.

Planning and Listing
The following structures are Listed by Historic England:

- **Grade I**
  - Parnham House

- **Grade II**
  - Parnham House Park and Garden
  - Front Courtyard and south facing walls and Gazebos
  - Former stable block north of Parnham House (now workshops and offices)

Please note that guidance on the restoration and alternative uses of Parnham House will need to be in consultation with Historic England and West Dorset District Council. Please contact:
- Historic England – Jenny Chesher
  Jenny.Chesher@HistoricEngland.org.uk
- West Dorset District Council – Kate Williams
cwilliams@dorset.gov.uk

Local Authority
West Dorset District Council:
+44 (0) 1305 251010

Easements, Wayleaves and Rights of Way
The property is offered for sale subject to and with the benefit of all rights of way, whether public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. Those footpaths and bridleways that we are aware of which cross the property are illustrated on the land plan in this brochure.

A small area about 200m west of the main house is not owned and is the burial site of a former owner who was killed in WW1. Two cottages (not owned) about 400m to the north of the house have a right of way over a track across land owned by Parnham House. An electricity substation to the side of the house is not owned. Please note that a section of the river does not form part of the ownership to be conveyed.

Viewings
Viewings are strictly by prior appointment through joint sole selling agents Knight Frank LLP and Sanderson Weatherall LLP. Please note that due to the condition of the main house, we require a Disclaimer Notice to be signed at the property before full access can be given.

Directions (DT8 3LZ)
From the town centre of Beaminster, follow the A3066 south towards Bridport and after about 0.3 mile, just after the national speed limit signs, the entrance gates to Parnham House will be found on the right hand side, set back from the road.

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