THE CHANTERS HOUSE

OTTERY ST. MARY, DEVON
AN OUTSTANDING GRADE II* LISTED RESIDENCE STEEPED IN NATIONAL HISTORY

MAIN HOUSE
- Sitting room
- Drawing room
- Library
- Gymnasium
- Billiards room
- Victorian bird house with aviary
- Party house
- Party room
- Master bedroom suite with 2 ensuite bathrooms and dressing room
- Further main bedroom suites
- Office
- Kitchen / breakfast room
- Dining room
- Staff suite
- 2 bedroom Coach House
- 3 bedroom entrance lodge
- Indoor swimming pool
- Long carriage drive
- Coach house and stables
- Walled garden
- Tennis court
- Stream
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**Situation**

Recreational facilities in the area are outstanding, with the renowned Branscombe or Sidmouth. Sailing on the south coast, as well as excellent walking and riding within the area, along with fishing on the river Otter and many other rivers throughout East Devon.

There is an excellent range of state and private schools in the area including, Blundells near Tiverton, Colyton Grammar School, Exeter School and The Maynard School, in Exeter. King's Hall preparatory school, including, Blundells near Tiverton, Colyton Grammar School, Exeter School and The Maynard School are also popular.

The area is well served with road and rail links providing easy access to Waterloo taking from 2 hours 54 minutes. Exeter International airport is located 8 miles away, with 2 daily flights to London City Airport, taking just under 1 hour as well as regular flights to many European destinations.

The attractive village of Ottery St Mary offers an excellent range of local shops and amenities, the county town of Devon, Exeter, is approximately 10 miles away offering more extensive facilities with Horizons also providing similar.

**History**

The Coleridge family. The previous owners of The Chanters House, but always lived in Devon but the family moved to Ottery St Mary in 1856 when John Coleridge became Inspector of The Kings College. He settled his "tribe", as he called his four daughters and eight sons, and this was the first of five remarkable generations distinguished by intellectual energy, athletic and good looks. They took the Coleridges high in every profession from the Army to the Law as poets, artists, judges, bishops, and Naval, military and NATO commanders. All were produced by John's youngest son, the poet Samuel Taylor Coleridge, born in 1772, renowned for the Rime of the Ancient Mariner. He never neglected the estate which he inherited. The little town, clustering around the church overlooking the broad valley at the foot of the hill, was to become the national home of Coleridge and his family. Today the villagers are proud of the house and grounds of their famous native son. The property now offers all expected modern day facilities.

The current owner has carried out extensive restorations to the house and grounds of the magnificent collection of John Coleridge's 18,000 books. By a huge library, the largest west of Salisbury and designed for Lord Cardinal Newman, are grouped in the outer hall and the library. Even more energy was devoted to the restoration of the parish church and this brought William Butterfield into the family circle, the result of an introduction to Sir John's brother, Edward, a house master at Eton. William Butterfield was a favourite architect of Queen Victoria and the work he undertook at Ottery delighted the Coleridges. In a lecture published in 1851 on the restoration, John Duke Coleridge praised "his great skills and abilities and the masculine severity of his taste."

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The Chanters House enjoys an enviable position on the edge of the village of Ottery St Mary adjacent to St Mary's church. There are wonderful views over the parkland to the deciduous woodland beyond. The house is approached by a sweeping drive which runs up through the parkland around the walled garden and rear of the house to the cobbled courtyard at the front.

The house has been refurbished by the present owners including all the sash windows and roofs. The property has been re-wired and re-plumbed with the pipes going to external mains also having been replaced. The house is finished to a high standard and boasts exceptional character features including; decorative tiles, timber floors, wooden panelling, stone, wooden and marble fireplaces, along with ornate plaster work.

Ground Floor

The principal reception rooms are of breathtaking proportions and comprise the outer hall, accessed from the main entrance to the house via the porch, with vaulted ceiling and hand painted flower motif together with exposed beams with painted inset panels, decorative tiled floor and a large oak timber window.

The inner hall is a double storey room with a full height stone mullion gothic window. This room has a large family crest of the Coleridge family with an otter and lion either side of the coat of arms. This room also has oak paneling to half room height with red painted panels above. An oak staircase leads up to the first floor, believed to have been imported from another house, with the initials BJFC and date 1907-1923 carved on the post, below a carved oak cresting.

The principal reception rooms lead off this hall and include the Cromwell Fairfax room, which is the dining room. The ceiling is of painted carved wood in a hexagonal pattern. The elm panelling is believed to date from the 1930's and the stained fireplace at the end of the room commemorates the name of the room which reads as follows:

In this convention room Oliver Cromwell in the fall of the year 1645 convened the people of the town and neighbourhood and demanded of them men and money for the Civil War. Here also on October 29th, Members of Parliament on behalf of both houses presented Sir Thomas Fairfax with a fair jewel and hung it about his neck in honour of his skill and valour at Naseby fight.

The sitting room or gun room has exposed elm panelling and enjoys views out to the garden to the south.

The drawing room is a twin aspect room enjoying views over the garden to the south and west. The room comprises a large square bay window and half height oak paneling. The impressive proportions of the room are accentuated by the hand painted vaulted ceiling with inlaid gold leaf and intricate plasterwork.

The Chanters House is a Grade II listed and has been restored to the highest standards.
The great library was added to the house in around 1890 by Coleridge, the Lord Chief Justice, and William Butterfield. The library is over 70ft in length, 30ft in height and remains true to the Coleridge library collection which now extends to around 22,000 books housed in a range of oak carved bookcases. There is a large full height bay window providing outstanding views across the gardens and parkland and at the southern end of the library there is a large ornate marble fireplace with a curved marble hood by Frederik Thripp. The Victorian conservatory has a terracotta tiled floor and large curved sash windows. There are exposed brick walls and on one side a metal mesh fronted aviary.

The palm house is a large room with ‘Tolka’ tile floor and a new glazed roof, which once had a marble new pavement in the middle of the room.

The billiard room has a large cupola in the roof providing light to the room, and there is a large full height bay window with an iron trellis. The chapel features an outstanding party room with a bar and DJ booth along with washroom facilities.

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Off the main hall reception, the corridor leads to two separate cloakrooms beyond which there is a separate former gentleman’s smoking room with original brick lining and two wash hand basins.

The large kitchen / breakfast room has black stone tiled and oak floors comprising an island range and a new extension unit with an under the counter, there is also an AGA and extensive kitchen units with doors leading through to the larders and cold room as well as a fully equipped secondary commercial kitchen. A door leads out through to a rear hall and kitchen store providing further kitchen appliances for more extensive cooking.

Other rooms adjacent to the kitchen include the china room, office and gymnasium with a sauna and shower. Steps lead down to a cellar comprising rooms for wine storage along with a backup gas boiler, water softener and water pumps.
First Floor

The principal staircase leads up past a large glazed picture window to a half landing which splits in two directions with the staircase continuing at the left hand side to the gallery landing. Principal rooms are named, with the Great Parlour Chamber being the rooms where Cromwell slept. A step down through an open screen leads to a sitting area with neat sash windows and window seats together with a cast iron fireplace. A door leads through to the ensuite shower room, the former Little Chamber, leading on to the Blue Chamber, a further bedroom with a bathroom. A door through to the Hone, now used as a dressing room, provides access to an ensuite bathroom.

Also on this floor there are two further bedroom suites (one with ensuite shower and one with ensuite bathroom), laundry store, crew room and misty living room. From the first floor, two staircases lead to the principal bedroom suite of the house comprising the Reynell bedroom with tall vaulted ceiling with painted detail. A room of exceptional proportions with a large bay window enjoying views over the parkland towards the woods. It also has a large wooden fireplace and a door which leads from the bedroom to the Periam ensuite. A further door provides access to the Mulstone ensuite with bath with a door to the Power dressing room with fitted wardrobes.

Further bedroom suites include the Heath bedroom with Taylor ensuite bathrooms and fitted wardrobes. From the suite, a door leads through the Collins area to a door to the Duke bedroom.

Two further bedroom suites include the Buchanan and Mackarness both with ensuite bathrooms. Also there is access, via a separate staircase from the landing, to the maid’s bedroom with ensuite shower room. There is also a further bedroom, Seymour, with a separate family bathroom.
Approximate Gross Internal Floor Areas:

House: 2,064 sq m or 22,211 sq ft
Cellar, Courtyard Stores & Attic Floor: 510 sq m or 3,374 sq ft

For identification only, not to scale.
Reception room/General living area/Circulation area
Work room, i.e. Kitchen/Workshop/Utility
Bedroom/Dressing room
Bathroom
Outside space
Vaults/Storage

Approximate Gross Internal Floor Area:
House: 2,064 sq m or 22,211 sq ft
Cellars, Courtyard Stores & Attic Floor: 312 sq m or 3,357 sq ft

For identification only, not to scale.
COACH HOUSE

Within the old Coach House the ground floor presently comprises a fully fitted catering kitchen along with stores. On the first floor, with separate access from the walled garden, there is a two bedroom guest/staff flat comprising sitting/dining room, kitchen, two bedrooms and a shower room.

Adjacent to the Coach House there are former stables and stores with two loose boxes and extensive storage / garaging.

Approximate Gross Internal Floor Area:
Coach House/Stables: 203 sq m or 2,184 sq ft

For identification only, not to scale.

The Lodge

To the south west of the house, at the head of the former drive, is the rendered gate lodge. The accommodation comprises a sitting room, dining room, kitchen and bathroom on the ground floor with three bedrooms, one with an ensuite shower room on the first floor. The house is surrounded by its own gardens and also has ample parking.

Approximate Gross Internal Floor Area:
The Lodge: 120 sq m or 1,291 sq ft

For identification only, not to scale.

Ground Floor

First Floor

COURTYARD

Coaching House

Lean-To Store

BOILER

CATERING

Coach House/ Stables

Approximate Gross Internal Floor Area:
Coach House/Stables: 203 sq m or 2,184 sq ft

For identification only, not to scale.

THE LODGE

The Lodge is of tradition stone construction with a slate roof. The accommodation comprises a sitting room, dining room, kitchen and bathroom on the ground floor with three bedrooms, one with an ensuite shower room on the first floor. The house is surrounded by its own gardens and also has ample parking.

Approximate Gross Internal Floor Area:
The Lodge: 120 sq m or 1,291 sq ft

For identification only, not to scale.
The gardens and grounds are a particular feature of The Chanters House, predominantly facing south and west. On the southern lawn a recently constructed timber frame summer house has been built, comprising a BBQ oven and seating, set adjacent to a cobbled path which winds down the gardens past a large Monterey pine.

Extensive landscaping and restoration works have also been carried out in the gardens with two Victorian follies having been restored and surrounded at either end of the Yew walk. ‘Sam’s Temple’, situated below the dovecote which was designed by Walter Cave in 1896, for the Second Baron Coleridge, is of brick construction and of hexagonal shape with timbered dovecote above.

The original gardens are surrounded by mixed wooded areas and dispersed with a variety of specimen broad leaf and evergreen trees, as well as lawn and wildflower borders. To the rear of the house the walled gardens comprise a Victorian style greenhouse built against the eastern wall and a recently constructed indoor swimming pool with changing rooms. There are solar panels within part of the roof of the chapel, powering the solar thermal system.

To the rear of the walled garden there are a range of traditional buildings comprising stables and workshops along with a large biomass system which runs on woodchip. There are also modern farm buildings within the grounds, used for machinery storage and timber storage.

Steps lead down from the western elevation of the house to a tennis court and the parkland which is interspersed with mature trees and runs down to the river, over which there is a large area of deciduous woodland with a number of woodland walks.
**SERVICES**
Main water, mains electricity and mains gas. Private drainage.

The current owners of The Chanters House have installed a large biomass system and solar thermal system along with a solar PV system. Apart from heating the house and providing most of the electricity (electricity is drawn on at night on a three day cycle) large payments are received from the Feed In Tariff (FIT) on the solar power and Renewable Heat Initiative (RHI) fund the biomass. This will also be used to heat the pool all year around, with the woodchip, whilst also receiving payments.

**FURNISHINGS AND FITTINGS**
Any fitted carpets are included in the sale but all other items are excluded from the sale; in particular, curtains, light fittings, garden ornaments and equipment are excluded from the sale through separate negotiation.

**DIRECTIONS**
The Chanters House is located close to St Mary’s Church in Ottery St Mary and the best approach is as follows:
Follow the one way system around the village centre taking Canaan Way next to the Coleridge Medical Centre the wooden entrance gates to The Chanters House will then be found on the right hand side, prior to The Lodge. Pass through the gates and proceed up the drive around to the rear of the house.

**LOCAL AUTHORITY**
East Devon District Council. Tel: 01395 516551

**VIEWINGS**
All viewings must be made strictly by appointment only through the vendors’ agents.

**IMPORTANT NOTICE**
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