



PYTHOUSE

TISBURY | WILTSHIRE





*'One of the finest country houses
in the South of England.'*



PYTHOUSE

TISBURY | WILTSHIRE

*Tisbury 3 miles (London Waterloo from 108 minutes) • Salisbury 12 miles • London 100 miles
(All distances are approximate)*

*One of the finest country houses in the South of England.
A magnificent Grade II* listed neo-Grecian mansion with stunning
far reaching views.*

- Range of beautiful state rooms including: Drawing room • Main reception hall • Staircase hall • Morning room
Summer and winter dining rooms • Billiards room • Study • Cinema • Sitting room
 - 16 principal bedroom suites • Two staff apartments • Extensive cellars
 - Palladian orangery • Entrance lodge • Two detached period cottages • Two further cottages requiring restoration
 - Stable block with: Traditional stables • Clock tower • Barn • Garaging
 - Beautiful mature parkland • Farmland • Impressive carriage drive
- In all about 37.72 hectares (93.21 acres)**



Viewing by appointment only.

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.

WILTSHIRE

Pythouse is situated in some of Wiltshire's most beautiful countryside 3 miles to the west of Tisbury and about 12 miles due west of the cathedral city of Salisbury. The house stands in an elevated position at the end of an impressive tree lined carriage drive and enjoys stunning uninterrupted views over its own parkland and the Sem valley beyond.

The local town of Tisbury provides a good range of shops for everyday needs. The larger centres of Shaftesbury and Salisbury

are about 4 and 12 miles respectively offering a more extensive range of shopping, schooling and recreational facilities.

Although situated in secluded and unspoilt countryside, Pythouse has excellent communications by road and rail with the A303 just 4 miles to the north, bringing London within easy reach via the M3, as well as other business centres along the M3 corridor and the south west. Fast and regular trains run from Tisbury to London Waterloo

with an approximate journey time of 108 minutes at peak times and London is usually reachable by road in 2 hours under normal conditions. Heathrow airport is within 1 hour 45 minutes average drive and there are international airports at Bournemouth, Southampton and Bristol.

The surrounding area provides an excellent selection of recreational and sporting activities with golf courses nearby at The Salisbury and South Wilts at Netherhampton,

The West Wiltshire and The Rushmore near Shaftesbury; racing is at Wincanton (National Hunt) and Salisbury (flat).

There is an excellent selection of schools for girls and boys at all levels, both public and private, including Sherborne School, Bryanston, Canford, Milton Abbey and Claysmore with prep schools at Leweston, Port Regis, Hazlegrove and Sandroyd.





HISTORY

Pythouse has a rich and fascinating history. The first reference to Pythouse is documented in 1562 when a property by that name at East Hatch belonged to Thomas Benett. In 1565 he purchased further land and in all probability, this included land on which the present Pythouse now stands. In 1669 Sir Peter Dove, the Mayor of Salisbury, bought the Pythouse Estate for £4,450 and it passed out of the Benett family for 56 years. Thomas Benett bought what was left of the estate in 1725 and under his own design set about building Pythouse which was completed in 1727. There is no reference to an earlier building, but it is possible that the house as it stands today encases the old. The 1727 house was a typical early Georgian square house, compact and unpretentious, with a courtyard to the south and east. The beautifully positioned Palladian orangery nearby has all the delicate gestures of the period, and it can be assumed that Benett was also responsible for its design. His grandson John Benett inherited the house in 1797 and added to its land so that at one time the estate was more than



2,700 acres. It was in about 1802 that John Benett, an avid student of contemporary architecture and MP for Wiltshire from 1819 to 1852, conceived an enlarged house of austere grandeur to give his home the distinctive quality he sought, incorporating his grandfather's earlier structure. He set about constructing two new large ranges, one in front of and one behind the original house, with a marble floor hall and two large staterooms. Inside, he built a dramatic 20 step staircase running through the centre of the house, giving the impression of a cascade of stone. The house took three years to build and is a remarkable achievement for an amateur architect, who died in 1852 at the age of 79.

Pythouse then passed to Vere Benett-Stanford (John Benett's grandson), who was MP for Shaftesbury in 1860. An avid cricket enthusiast, he added the additional rear wings in 1891 to provide accommodation for visiting cricket teams and to provide domestic offices and built the stable block to the east of the house. The property remained within the family until it was sold to the Country Houses Association (CHA) in 1959 and the current owners have lived there using it as a private family home since 2004.



PYTHOUSE

Pythouse is listed Grade II* and is undoubtedly one of the finest country houses in the South of England with its imposing facade and exceptional setting. The house is constructed of local Chilmark stone and sits in an elevated position surrounded by immaculate lawns, below which delightful mature parkland and farmland slopes gently down into the valley below.

The house has been in private hands for nearly 20 years. Whilst the present owners

have carried out substantial works, the house has enormous potential for further improvement according to a new owners' requirements.

The property is entered through impressive entrance gates with large stone piers past the entrance lodge. An impressive tree lined carriage drive leads up to the main house.

A flight of wide stone steps rises to a portico of 4 giant unfluted columns to the front door.



GROUND FLOOR

The entrance hall features diagonally laid marble flooring and has doors off the drawing room, situated in the southwest corner, and a morning room in the south east corner. Both are good sized double aspect state rooms which benefit from their south facing aspect and the stunning views.

The drawing room has a fine Italian fireplace with classical scenes. The morning room has a similarly impressive 1553 grey marble fireplace, with a floral frieze and a plaster ceiling frieze. A further door leads into the impressive staircase hall with its stone staircase that rises up to the first floor

landing with marble Ionic columns. To the west of the staircase hall is the dining room, with 3 sets of double doors leading out onto a loggia, a two columned 3 bay portico with steps leading down to the garden. There is an identical loggia on the east side of the house, set off the billiards room. The kitchen is situated in the west corner of the Victorian part of the house and is currently of a semi-commercial specification.

The Victorian wing in the north part of the house accommodates the kitchen and domestic offices, together with 3 large ground floor guest suites.



LOWER GROUND FLOOR

Extending over a large part of the footprint of the house, the lower ground floor has a boiler

room, extensive wine cellars and a range of further storage rooms.









FIRST FLOOR

The first floor is arranged as 13 bedrooms/bedroom suites, all with good sized bedrooms, including a principal apartment which occupies the entire front elevation of the house, with two bedrooms (or bedroom and dressing room), two bathrooms, kitchen, dining room and lounge.

SECOND FLOOR

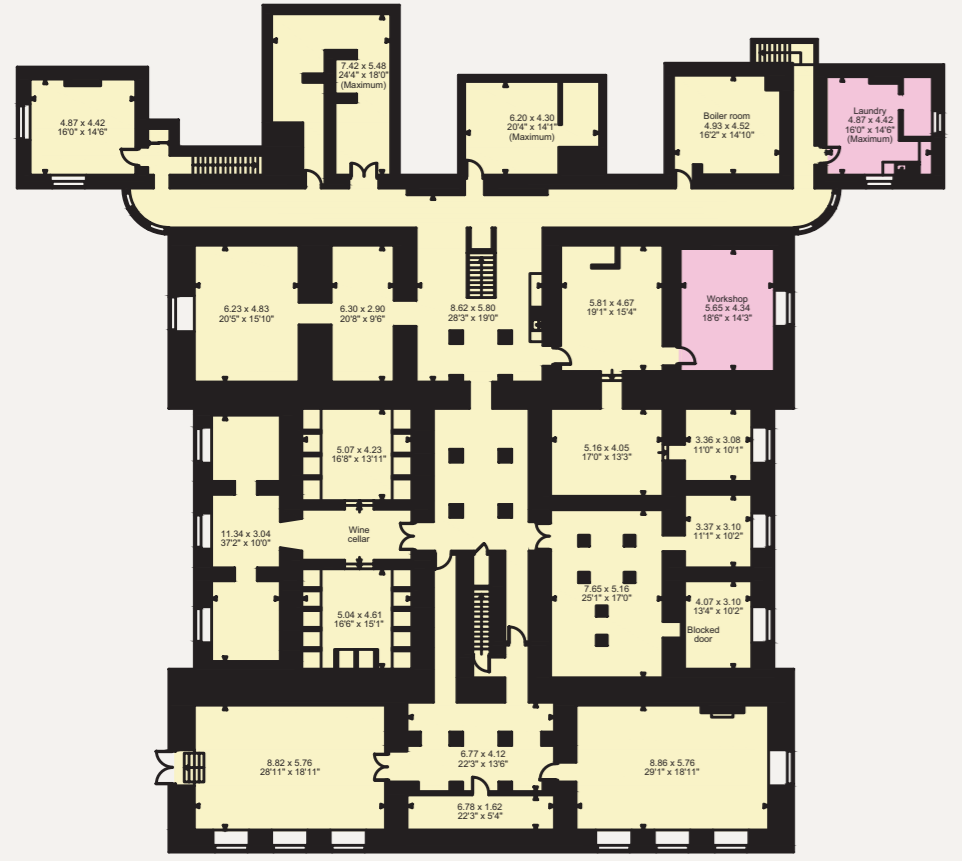
There is second floor accommodation above the central section of the main body and over both of the Victorian wings. These provide 2 further apartments and further ancillary staff rooms which are in need of modernisation.



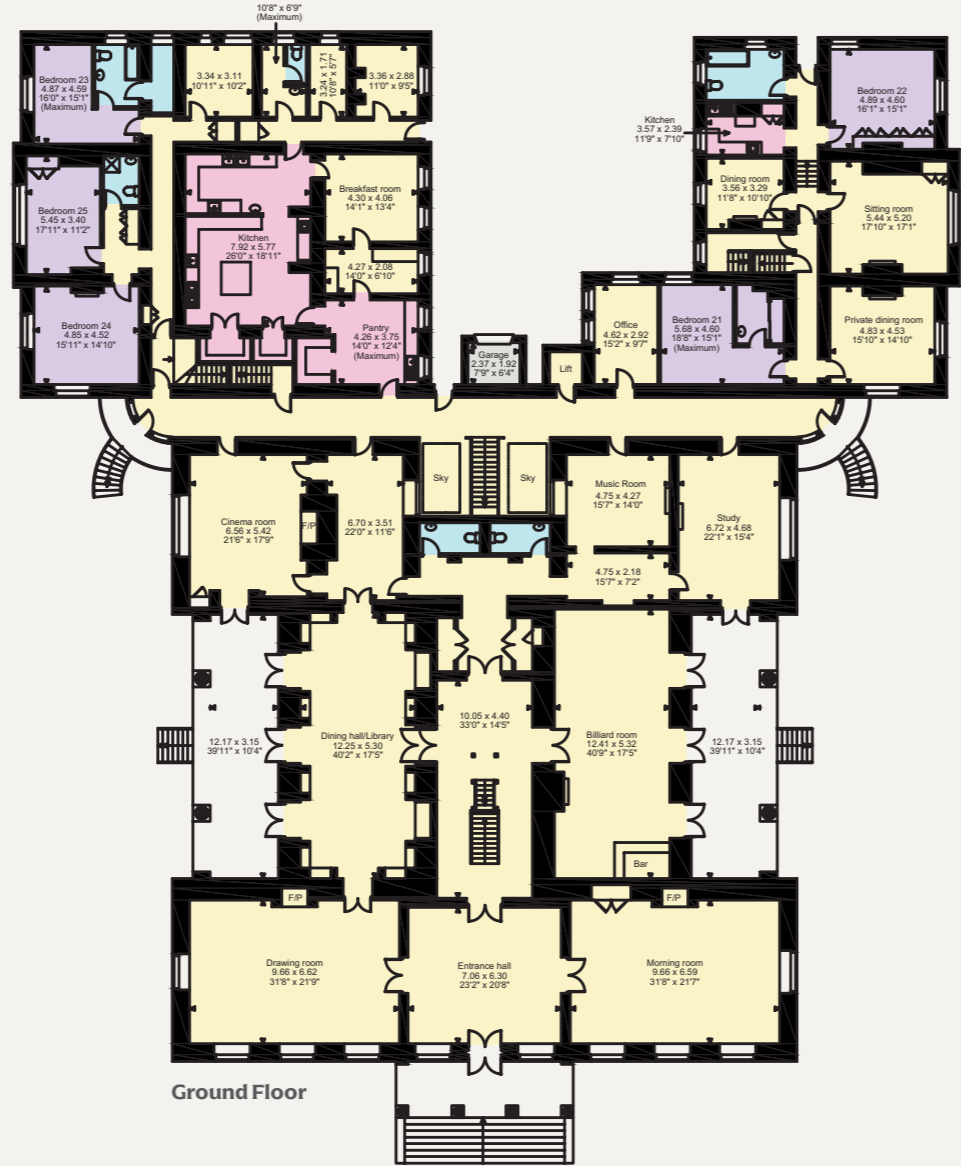


PYTHOUSE

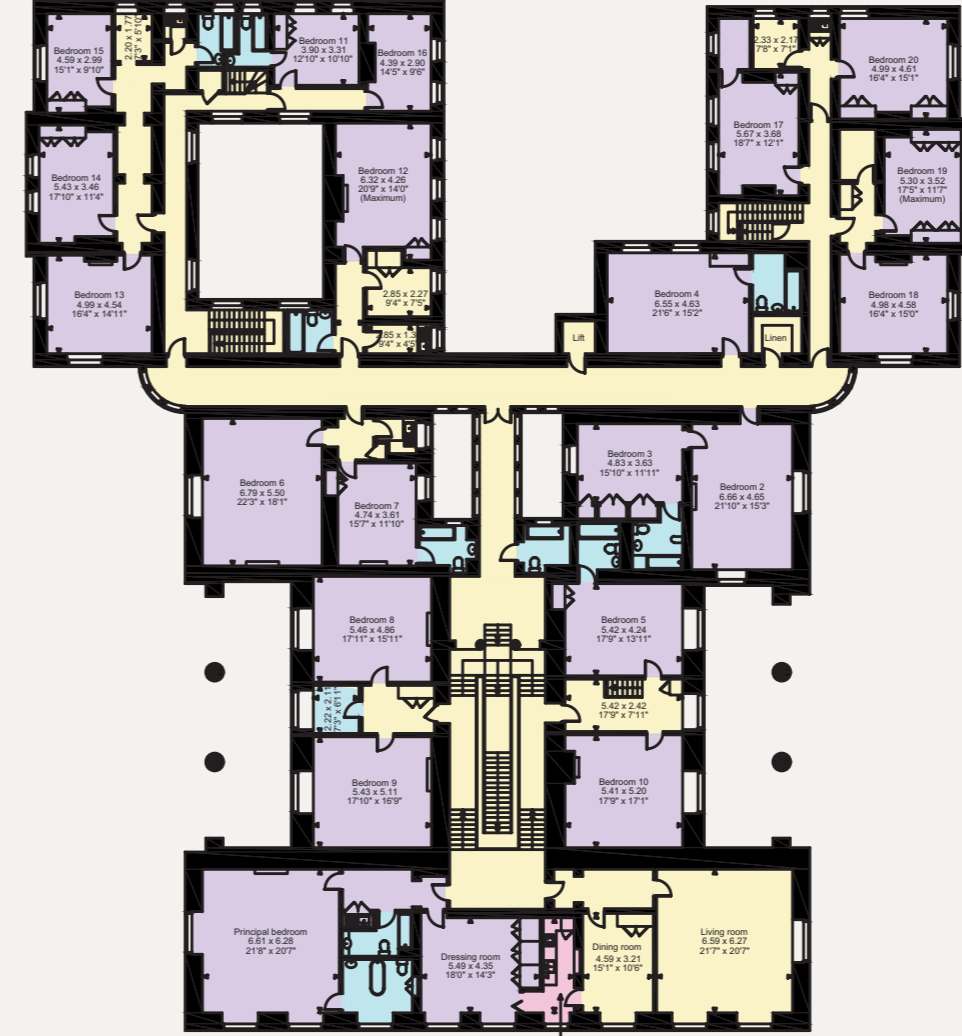
FLOOR PLANS



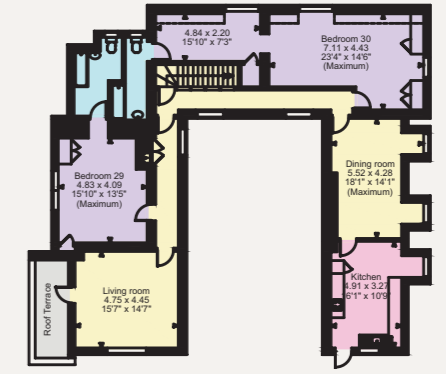
Basement



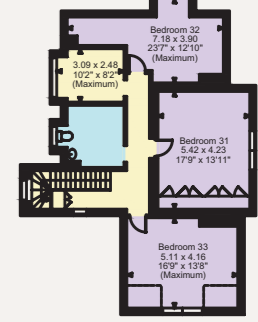
Ground Floor



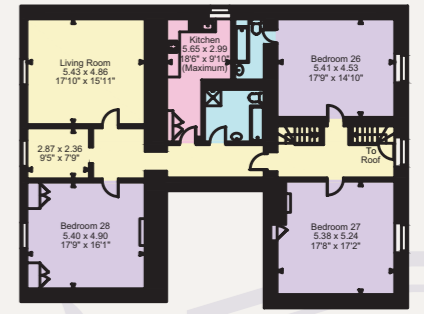
First Floor



Second Floor (Above Bedroom 11)



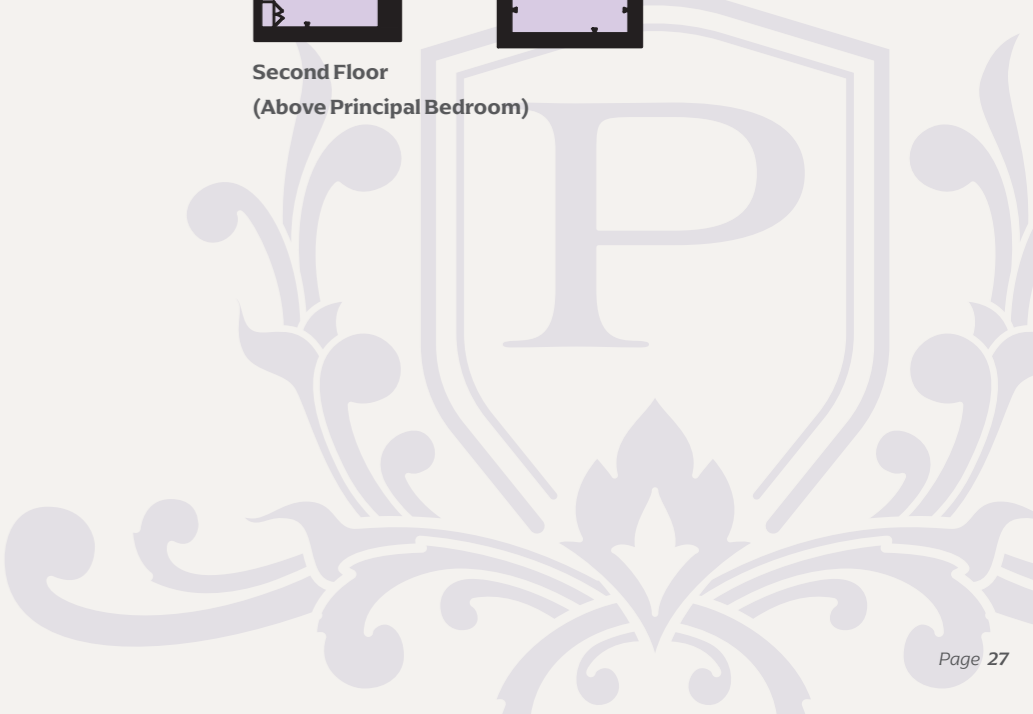
Second Floor (Above Bedroom 17)



Second Floor (Above Principal Bedroom)

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

Approximate Gross Internal Floor Area:
 Main House - 3,594 sq m / 38,681 sq ft
For identification only, not to scale.



STABLE BLOCK

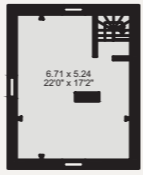
The stable block, dating from 1880, is situated to the east of the house and has an imposing arched entrance with a clock tower and porticos either side. The yard has 4 traditional stalls, extensive garaging, a workshop barn, and storage space. To the rear are two former cottages, called 1 and 2 Stable Cottages, both in need of restoration and modernisation, subject to the usual consents.



**Stable Block
Ground Floor**

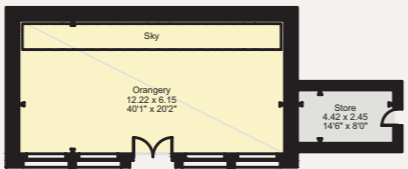
- Reception Rooms/General Circulation Areas
- Storage

Approximate Gross Internal Floor Area:
Stable Block - 679 sq m / 7,304 sq ft
The Orangery - 75 sq m / 809 sq ft
For identification only, not to scale.



**Stable Block
First Floor**

The Orangery



GARDEN COTTAGE AND BOTHY COTTAGE

Garden and Bothy Cottages lie to the south east of the house and can be approached via the rear drive. Of period brick and stone construction, they are conveniently situated for both the main house and the stable block. Garden Cottage comprises kitchen, living room, and on the first floor 3 bedrooms and 2 bathrooms. Bothy Cottage comprises a study, conservatory, kitchen/breakfast and living room, and on the first floor 2 bedrooms and 2 bathrooms.



The Orangery

THE ORANGERY

The Palladian style orangery with its flagstone floor was built around 1750 and overlooks the west lawn. An old surviving well lies to the west of the house with a stone balustrade staircase rising up to a terrace.



Garden Cottage (left) and Bothy Cottage (right)

SOUTH LODGE

An attractive Grade II listed entrance lodge is situated at the head of the carriage drive, comprising on the ground floor a kitchen, living room, bedroom and bathroom, and on the first floor 2/3 bedrooms, and further bathroom. Outside is a double garage.



South Lodge



GARDENS AND GROUNDS

Pythouse is surrounded on three sides by large areas of formal lawn. The lawn at the south front slopes away from the house to exceptional mature farmed parkland interspersed with mature trees. To the north is an impressive backdrop of mature woodland interspersed with rhododendrons, magnolia and wild flowers. Hidden in this woodland, immediately to

the north of the house, lies a Grade II* listed private chapel believed to have been built around 1827 but is currently derelict. The listed buildings register confirms that the private chapel was in a ruinous state before it was listed. Further to the west in the woods is an historic ice house, and off the rear drive a classic Grade II listed dovecote.







FARMLAND

The farmland and the park extends to about 70 acres and is actively farmed under a Farm Business Tenancy.

PLANNING

Pythouse and the chapel are listed Grade II*. South Lodge, the dovecote, and the orangery are listed Grade II. The estate lies within an Area of Outstanding Natural Beauty. There is believed to be an ancient monument within the woodland to the north.

ESTATE PLAN



© Designed & produced by Bespoke Brochures | bespokenbrochures.co

For identification purposes only. Not to Scale.

GENERAL REMARKS AND STIPULATIONS

SERVICES
 We are informed that Pythouse is connected to main water and electricity, drainage is to a private system. Two NXR3 Potterton oil-fired boilers and two chlorifiers were installed to serve Pythouse with hot water and central heating. The house is connected to Gigabit ftp fibre internet connection. No guarantee is given as to the serviceability or working condition of the services to any property on the estate.

FIXTURES AND FITTINGS
 All fixtures, fittings and chattels whether referred to or not, are specifically excluded from the sale, including curtains, artwork, light fittings, garden statuary and ornaments, garden and agricultural machinery but some can be made available separately.

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, all easements, wayleaves and other rights of way whether specifically mentioned or not. There are no public footpaths over the estate. However, a right of way over a small section of the rear drive is reserved in favour of neighbouring properties.

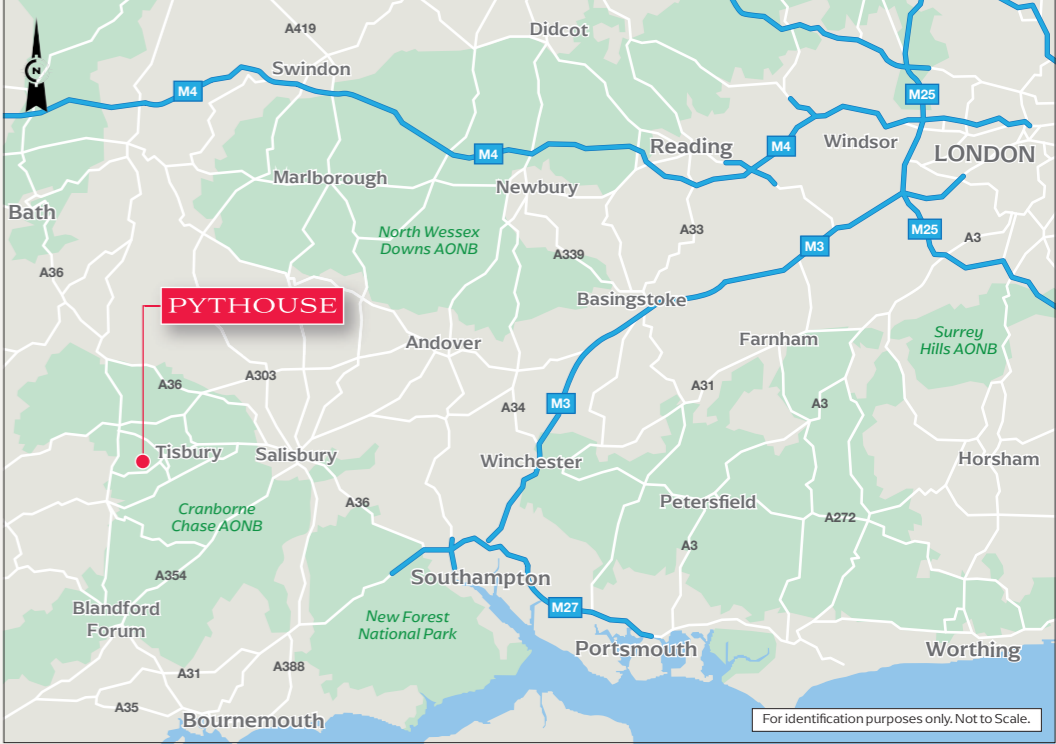
TENURE AND POSSESSION
 The property is offered for sale freehold with vacant possession upon completion subject to a Farm Business Tenancy on the farmland and the parkland, which has been actively farmed for many years. Bothy Cottage is sold subject to an Assured Shorthold Tenancy.

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 nor any joint agent 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). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been 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. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement. Particulars dated May 2023. Photographs dated May 2023. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

LOCAL AUTHORITIES
 Wiltshire County Council, County Hall, Bythesea Road, Trowbridge, BA14 8JN. 0300 456 0100.
 Salisbury District Council, Council House, Bourne Hill, Salisbury, SP1 3UZ. 01722 342860

PLANS, AREAS AND SCHEDULES
 These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the vendor's agents although no guarantee as to their accuracy is given and the purchaser shall be deemed to have satisfied himself as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

DIRECTIONS (SP3 6PA)
 From the A303 take a left off the dual carriageway when signposted for Tisbury and Fonthill Bishop. Driving through Hindon, take a right at the junction then left signposted for Tisbury. At the next junction by the Beckford Arms pub, continue straight. Follow the lane signposted for Newtown and at the junction in Newtown take a slight right. Continue down the lane, past the Pythouse Kitchen Garden and rear gates. Follow the lane and about 300 yards past the tennis club, enter the main gates on the right.
 What3Words to main gates: conforms.positions.green



For identification purposes only. Not to Scale.

Viewing strictly by appointment only. Please contact the selling agents:

<p>Knight Frank Country Department 55 Baker Street London W1U 8AN www.knightfrank.com</p>	<p>James Crawford +44 (0) 20 7861 1065 james.crawford@knightfrank.com</p>
<p>Knight Frank 15 Cheap Street Sherborne DT9 3PU www.knightfrank.com</p>	<p>Luke Pender-Cudlip +44 (0) 1935 810 062 luke.pender-cudlip@knightfrank.com</p>




PYTHOUSE

 Knight
Frank