



Meerhay Manor



**STAGS**



# Meerhay

Beaminster, Beaminster, DT8 3SB

Bridport 6.5 miles Crewkerne 7 miles Jurassic Coast 8 miles

A handsome historic Dorset Longhouse with extensive land of about 33 acres in a stunning and peaceful setting on the edge of Beaminster.

- Historic manor house
- 5 bedrooms 2 bathrooms
- 2 flats
- Extensive grazing land
- All in about 33 acres
- Lovely private country location
- 4 reception rooms
- Beautiful formal gardens
- Good range of outbuildings
- Freehold council tax bands G

## Offers In Excess Of £2,500,000

### THE PROPERTY

Meerhay manor is a handsome and substantial detached Dorset Longhouse together with two flats, a good range of outbuildings, beautiful gardens and extensive grazing land in a total of about 33 acres in a beautiful and peaceful semi-rural location on the edge of Beaminster.

The manor farmhouse is very historical dating back to the 16th century which is recognised by its Grade II\* listing of special architectural and historical importance. The main house's main walls are made of natural stone under a thatched roof.

It has been under the current ownership since 1975 and over the many years has been subject to extensive improvements, maintenance and repair to a very good standard including recent re-thatching.

The house features numerous character details typical of its period including exposed beams, stone elevations and lead lined windows, inglenook fireplace, window seat, bay window, wood panelling, spiral staircase to the library, flagstone flooring and part vaulted beamed ceilings in some of the bedrooms.





### THE MANOR

Ground floor reception hall, cloakroom with separate WC, living room arranged over two levels and has character features including exposed beams, large stone fireplace, plank and muntin wood panelling and stone stairs to library. Dining room character features including two window seats, exposed beams and large beamed fireplace. Study/snug with window seat, kitchen/breakfast room, bespoke farmhouse style units by Smallbone, large stone beamed fireplace incorporating four oven oil fired AGA and electric oven and hob, walk in pantry. First floor landing with office area, principle bedroom featuring vaulted beam ceilings, three further bedrooms (one with En-suite), library featuring vaulted beam ceilings, fireplace and back stairs, family bathroom. Attic bedroom.

In addition there are two self-contained flats which are ideal for a whole variety of purposes ie holiday lets, guest or staff accommodation, dependant relative, working from home. (Ground floor flat has been used for holiday letting's)

### FIRST FLOOR FLAT

Landing, living/dining room, kitchen, three bedrooms, bathroom. Very recently refurbished with newly installed kitchen and bathroom.

### GROUND FLOOR FLAT

Living/dining room, kitchen, bedroom, bathroom, shower room with Jack and Jill doors (designed for the disabled).

### OUTSIDE

In total the area extends to about 33 acres which is a big selling feature of the property the owners have spent considerable time, effort and investment on the setting out and creation of the formal gardens and also the grazing land, it is very well thought out.

There is a long sweeping driveway leading to a parking area with a large barn/garage (access height designed for a tall horse box etc). Beyond is a courtyard with extensive outbuildings including four stables, tack room and store, workshop, open fronted garaging, close nearby are two large barns (one designed as a sheep house) two stables, animal lean to and a large greenhouse.

There are delightful formal gardens planted with hundreds of specimen trees and shrubs (including nineteen species of Rhododendrons, eighteen Oaks from America and China, six hickories, fifty Maples, Walnuts, Birch and a prolific Fig) together with Yew and holly hedges. The gardens are bisected by a lovely stream/gorge with a bridge crossing adjoining the manor house is a wonderful Wisteria and nearby is a thatched summer house.

The extensive grazing land comprises seven fields/paddocks, six of which have water troughs (supplied by spring water supply) together with a riding arena and an area of woodland.

Both the fenced vegetable garden and orchard with apple, pear and cherry trees.

A hard/carpeted all season tennis court (newly resurfaced) and one of the fields is situated just across a small lane.

A part of the land is subject to public footpaths although they are not intrusive.

The owners graze sheep (breeding Portland sheep) and at one time had flock of some 200.

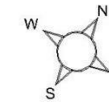
### PROPERTY HIGHLIGHTS

- Beautiful country location
- Easy reach of Beaminster
- Not isolated
- Picture postcard period manor house
- 2 self-contained flats ideal for a range of uses
- Lovely well thought out formal gardens
- Extensive land
- Excellent range of outbuildings
- Recently re thatched
- First time on the market since 1975
- Rarely available in West Dorset





**Meerhay Manor, Beaminster**  
**Main House internal area 3,675 sq ft (341 sq m)**  
**Garage & Carport internal area 749 sq ft (70 sq m)**  
**Annexe Building internal area 806 sq ft (75 sq m)**  
**Cottage internal area 534 sq ft (50 sq m)**  
**Stables internal area 1,089 sq ft (101 sq m)**  
**Outbuilding internal area 1,441 sq ft (134 sq m)**  
**Barns internal area 1,503 sq ft (140 sq m)**



**Ground Floor**



**First Floor**



**Attic**



**Cottage**

**Annexe First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(82 plus) <b>A</b>	
(61-81) <b>B</b>	
(40-60) <b>C</b>	
(21-39) <b>D</b>	
(1-20) <b>E</b>	
(1-20) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

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