



Christopher
Batten

in association with

Winkworth

Hill Butts House, Hillbutts, Pamphill,
Wimborne, Dorset, BH21 4DS

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A fine, Grade II Listed 4 bedroom detached late Georgian country house, a former Kingston Lacy Vicarage offering immense charm and character, set in private gardens, with a large, detached barn style double garage, workshop and studio.
NO FORWARD CHAIN.

GUIDE PRICE:
£1,395,000 FREEHOLD

COUNCIL TAX: Band G

EPC RATING: Exempt due to its Grade II Listing

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Hill Butts House is double fronted with red brick elevations under a slate roof. The property benefits from an LPG central heating system, spacious and well planned accommodation, a contemporary style living room featuring a high vaulted ceiling and corner-bifolding doors lead out to the rear garden, and a number of character features including some cornice ceilings, exposed timber floorboards, open fireplaces, sash windows (with shutters), and a grand staircase from the reception hall to a large galleried landing.

Hill Butts House was constructed in 1833 as the vicarage for the Kingston Lacy estate. A comprehensive renovation in the 1980s/1990s included new plumbing and re-wiring. Award winning architectural practice ZMMA extended the house in the early 2000s to provide comfortable modern living space opening onto the garden, and a large workshop/garage/studio space. In need of decorative upgrading Hill Butts House offers great scope for further improvement (subject to the necessary planning and Listed Building consents).

Accessed off a small lane, the property has ample off road parking which leads to a substantial detached double garage with a first floor workshop and loading door. To the rear of the garage, there is a studio which has been used as a pottery.



3



4



2

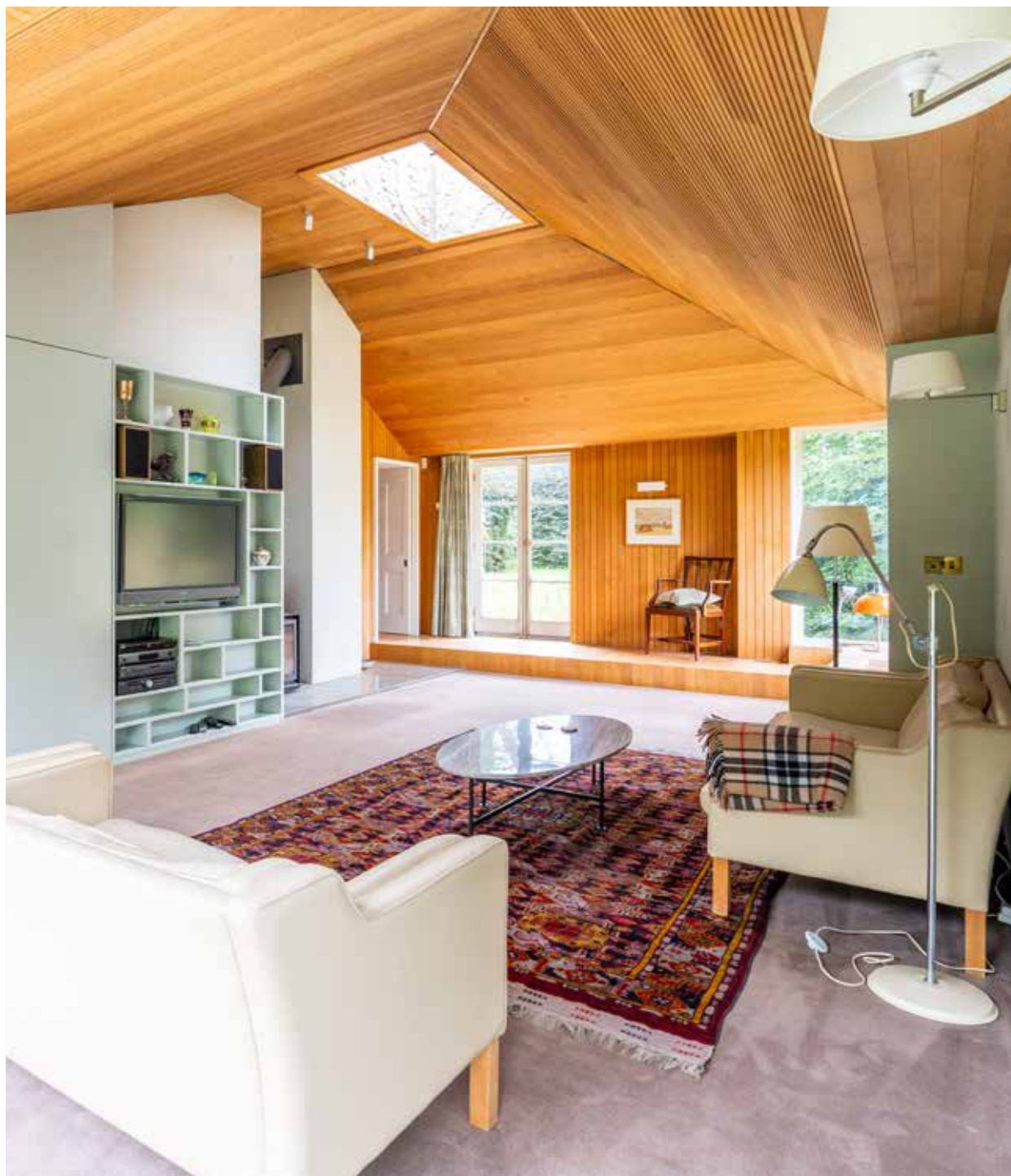
The main house has a natural balance often found in the period with five windows surrounding a columned front door. The front garden has a central footpath with lawns either side, established mixed hedgerows, and access on both sides leads to the rear of the property.

An entrance portico (with front door) leads through to the main reception hall with exposed timber floorboards, ceiling with cornice, and an understairs storage cupboard.

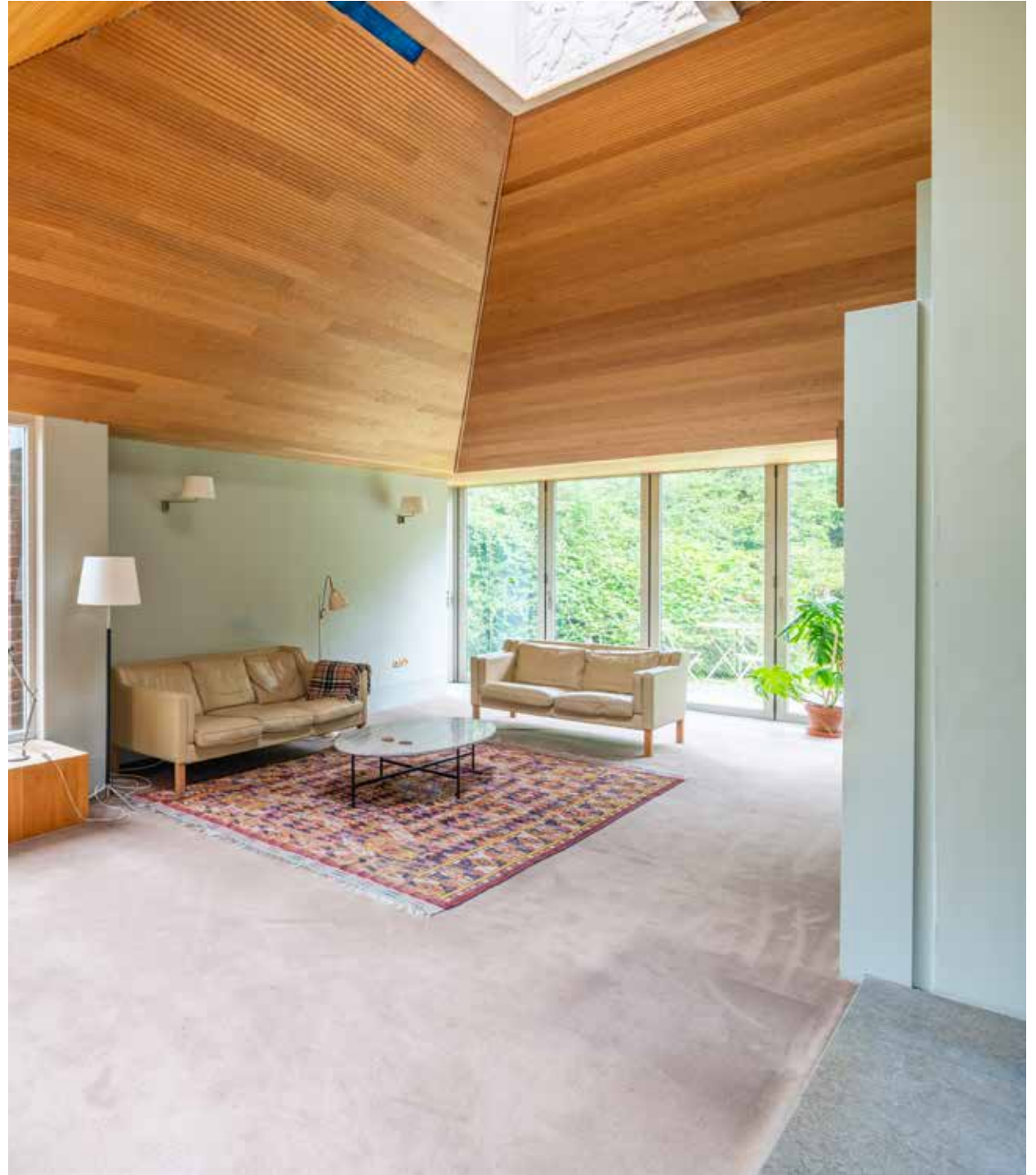
The drawing room features a Purbeck stone open fireplace, ceiling with cornice, exposed timber floorboards, arched niche, and a sliding sash timber window with the original, vertical sliding, panelled, timber shutters.

There is a separate dining room which has a Purbeck stone open fireplace, built-in historic wall unit (with display shelving and cupboards), exposed floorboards, and an original sash window and panelled shutters.

From the dining room, there are double doors to a modern style living room which was previously the Sunday school room now featuring a high, timber clad vaulted ceiling (with a central skylight featuring decorative carved timber panels), French windows to the front garden, feature Stuv wood burner, range of display shelving (with concealed cupboards), and corner bifolding doors providing a frameless view across the garden when folded open.







The kitchen/breakfast room comprises an Aga, range of oak and painted units, solid oak worktops, large Belfast sink, appliance space and plumbing for dishwasher, further space for an upright fridge/freezer, and a most attractive square window seat and bay window area to the rear elevation providing space for table and chairs. The kitchen has a solid timber reclaimed parquet floor. A doorway leads through to a scullery which has a quarry tiled floor, Belfast sink (on a brick plinth), Worcester LPG gas boiler, further appliance space and plumbing for washing machine and tumble dryer, and glazed door to the garden. Off the scullery, there is a fully shelved butler's pantry.

A rear lobby has an understairs storage cupboard, and leads through to a boot room leading to a ground floor bathroom (with panelled bath, pedestal wash hand basin, WC, quarry tiled floor, and electric shaver point).

From the main reception hall, a grand staircase leads to a three-quarter landing where there is access to bedroom 3 (with a cast iron fireplace), and a family bath/shower room comprising a panelled bath, concealed low cistern WC, wash basin, walk-in shower, electric shaver point, and heated towel rail, and bedroom 4 which enjoys a dual aspect.



From the three-quarter landing, there are 2 short flights of steps leading to the first floor galleried landing with a sash window to the front elevation, a seating area and access to two further bedrooms (1 & 2) to the front elevation with sash windows.

The main bedroom has a hand built display-shelved wall unit, built-in wardrobes, drawers and storage cupboards. Bedroom 2 features a cast iron fireplace.

To the lane side of the plot there is a driveway providing off road parking which leads to a large, detached barn style double garage with iroko braced and ledged sliding doors, lighting and power points, glazed sectional roof, and stairs lead to a large workshop with a storage area and loading door. To the rear of the garage, there is a studio which is presently used as a pottery studio including potters wheel and kiln, and an adjoining integral garden tool store. To the side of the property, there is a log store and an outside tap.

The rear garden offers complete seclusion and is predominantly laid to lawn with a mixed hedgerow and large oak and silver birch trees. There is a useful garden storage area where the LPG storage tank is situated.





LOCATION: Pamphill Dairy Farm Shop including a butchers and independent shops, Badbury Rings, Kingston Lacy House, Walford Mill Crafts and Eye Bridge are all within half a mile. The hamlet of Pamphill also has a beautiful parish church and a First School, and the popular Queen Elizabeth's secondary School is close by. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools including Dumpton and Canford, and the coastal resorts of Poole and Bournemouth are within 30 minutes' drive.

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores including Waitrose, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches and the Isle of Purbeck are within easy reach.

DIRECTIONS: From Wimborne, proceed towards Blandford and Pamphill, past Queen Elizabeth's School on the left, continue until reaching the crossroads with a signpost to Pamphill Dairy on the left. At the crossroads turn right into a small lane, Hill Butts House is the first house on the left handside.





For identification purposes only, not to scale, do not scale

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