



Holt Manor

Wiltshire

A beautiful Grade II listed Manor House in the heart of the Wiltshire countryside

Holt Manor, Near Bath, Wiltshire BA14 6PR

Bradford on Avon 3 miles, Bath 10 miles, Chippenham Station 11 miles, M4 (J17) 15 miles

Features:

Reception hall, drawing room, sitting room, dining room, kitchen/breakfast room, library, study, utility room, boot room, playroom, cellar

Master bedroom suite with en suite bathroom and dressing room,
4 further bedrooms (3 en-suite), family bathroom, 2 separate dressing rooms,
attic flat with sitting room, 2 bedrooms, bathroom

Outbuildings

Former brew house, traditional stables, former coach house (double garage)

Walled garden, immaculate formal gardens (including Italianate garden),
arboretum, tennis court

In all about 8.48 acres





History

Holt Manor was first mentioned in the 12th century when records kept by Shaftesbury Abbey show Holt as a division, or tithing, of their land holdings.

The De Holte farmed the land at Holt for years. They lived at the manor until 1344 when John de Holte sold the manor to William of Edington. At his death, he granted the manor to Amery de St Amend, 3rd Baron St Amend. After the Baron's death in 1402, his widow granted the manor to John de Lisle. For almost 350 years Holt Manor remained in the de Lisle's keeping.

The manor passed to Lancelot de Lisle in 1543. After the civil war at the restoration of the king, William returned to England to reclaim his land and lived at Holt until 1665. His son Edward is thought to have been the builder of the present house. Edward died in 1722 and his son Edward II was obliged to sell Holt in 1741 having fallen into financial difficulties.

Next to occupy Holt Manor was Dr Simon Burton who was a Royal Physician in Ordinary to the King. He left the property to his nephew and his brother (in trust for the boy). Records describe a James Burton as Lord of the Manor in 1762. By 1817 it was held by Thomas Watkin Forster. His descendent, son of Lt Col THS Forster, added Smith-Barry to his surname in 1930.

The Smith-Barry family continued to live at Holt Manor until the 1980s when Giles Clarke the Chairman of the England and Wales Cricket Board owned the property.





Situation

The house sits in an elevated position surrounded by its own parkland and enjoys good views of its own land and the surrounding countryside. Holt Manor is one of a number of significant houses and estates in this part of Wiltshire.

Locally, Bradford on Avon is 3 miles away. This historic town is famed for its Georgian architecture and bridge over the River Avon. It has excellent local shopping and an array of superb restaurants. Further afield is the historic Georgian city of Bath with extensive shopping, restaurants, theatre and businesses. There is Premiership rugby on the Recreation Ground and Bath also has two excellent universities.

The area is renowned for its excellent schooling with Stonar School within 3 miles. Prior Park, King Edwards, Monkton Combe, Kingswood and The Royal High School all in Bath. Further afield are St Mary's Calne, Dauntseys, Millfield and Marlborough College. There are also a number of good state schools in the area.

Road and rail links from Holt Manor are excellent. There is a regular service to London Paddington both from Chippenham and Bath Spa stations. Access to the M4 is via junction 17 (15 miles) providing fast links to London and Heathrow. Bristol Airport is 30 miles away.



Holt Manor

Holt Manor is a significant Grade II listed manor house which dates back to the 17th century with later additions in the 18th and 19th centuries. The house sits in an extremely private and peaceful setting on the edge of the village of Holt.

The house is approached over a gravelled carriage drive through impressive entrance gates to a turning circle which reveals a stunning picture of a very pretty house. The driveway continues to a courtyard to the side of the house which is surrounded by outbuildings.

The house is constructed of traditional stone with a Welsh slate roof. The house has been modernised beautifully and has retained all of its charm and character, including original sash windows and high ceilings.

The accommodation at Holt Manor flows very neatly, the impressive hallway is at the heart of the house with a fine cantilevered staircase which leads to the galleried landing. The principal drawing room has

five French doors which lead out to a beautiful formal garden with charming views of the parkland beyond. The dining room leads from the opposite side of the hallway, and gives access to the library and study. Near to the family sitting room and playroom the kitchen is perfect for family life and is fully equipped with integrated appliances. From the kitchen there are excellent views of the walled garden. Domestically the large boot room and utility room are beyond the kitchen and a vital part of family life.

Upstairs the master bedroom has a lovely view of the gardens and parklands to the east and south. This bedroom is filled with a wealth of early morning light. The impressive bathroom leads to an excellent dressing room. There are 4 further bedrooms (3 en-suite) on the first floor, a further family bathroom and 2 separate dressing rooms. The second floor offers an attic flat with sitting room, 2 bedrooms and bathroom perfect for guests or teenage children.



Floorplans for Holt Manor

Approximate Gross Internal Area*:
8,756 sq ft / 813 sq m (including Cellar)

Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.



Gardens and Grounds

The gardens at Holt Manor have been designed and maintained beautifully over the years. The gardens are separated from the parkland on the eastern boundary by a stone ha-ha. The main terrace, which leads from the drawing room, overlooks the Italianate garden and parkland beyond. Neat gravel paths intersect the immaculate lawns. The terrace leads through to an arboretum which provides a peaceful woodland walk surrounded by a number of mature deciduous trees.

The walled garden to the rear of the house is a perfect hideaway, with intricate planting, a neat vegetable garden and an automatic watering system. Beyond the walled garden is an orchard with a number of mature fruit trees and the hard tennis court.

Outbuildings

There are a number of beautifully constructed and maintained outbuildings at Holt Manor. Directly north of the main house is a former Brew House and nearby is a former stone built stable block of similar proportions.

General Remarks and Stipulations

Tenure: Freehold.

Services: Holt Manor - Mains water, electricity and gas. Private drainage.

Council Tax: Holt Manor: Band H.

Local Authority: Wiltshire County Council 0300 456 0100

Listing: Holt Manor: Grade II listed. Former Brew House: Grade II listed. Stable Block: Grade II listed.

Fixtures and Fittings: All fixtures and fittings are specifically excluded although some items may be available by separate negotiation.

Viewings: Strictly by appointment through the agents.

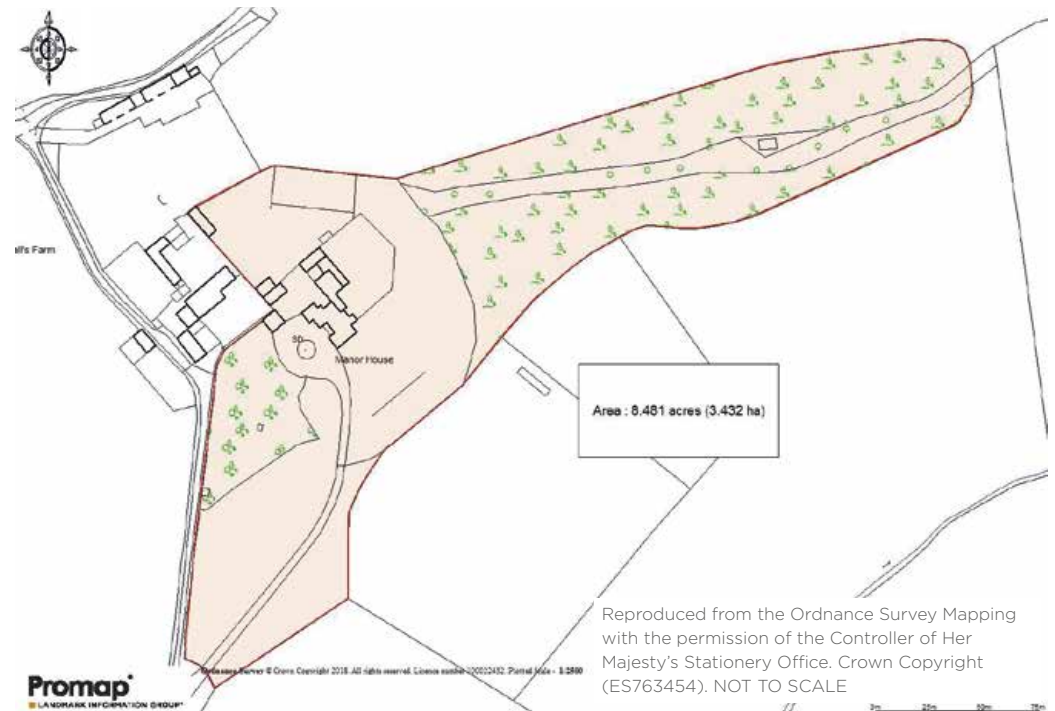




Directions

From the East - M4, Junction 17 proceed south on the A350, signposted Chippenham and Melksham. After approximately 3 miles continue on the ring round around Chippenham, following signposts to Lacock and Melksham. Continue past the turning signposted Lacock and continue south on A350 through Melksham. Passing a supermarket on the right hand side, at the roundabout take the third exit towards Holt and Broughton Gifford. After approximately 3 miles, enter the village of Holt. Pass the village green on the left, with the Tollgate Inn on the left, turn right onto Leigh Road, after half a mile take the first turning on the right, signposted Holt Manor. The entrance to Holt Manor is on the right hand side.

From The West - From Junction 18 of the M4 follow signs to Bath on the A46. When approaching Bath take the right hand lane, signposted Chippenham. Continue under the bridge and along the dual carriageway. At the roundabout, at the end of the dual carriageway, take the third exit towards Bradford-on-Avon (A363). Continue under the railway bridge and up the hill towards Bradford-on-Avon. Continue along this road, passing Cumberwell Golf Course on the left hand side. After another half a mile, turn left, signposted Trowbridge/Holt (B3105). Continue on this road through Woolley, at the T-junction turn left, signposted Holt (B3107). On entering Holt take the first turning left, after the mini roundabout (Leigh Road - Opposite The Tollgate Inn) After half a mile take the right turn signposted Great Chalfield. The entrance to Holt Manor is on the right hand side after 100m.



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