



**TERRACE LODGE**  
Stourton

Carter Jonas

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## **TERRACE LODGE, STOURTON, WARMINSTER, WILTSHIRE, BA12 6QH**

- Bruton 5 miles
- Gillingham 5 miles (mainline rail link to London Waterloo from 1hr 58 minutes)
- Bath 24 miles
- Salisbury 23 miles
- A303 2.5 miles

Reception hall • Sitting room • Kitchen/dining room •  
Two bedrooms • Two bath/shower rooms (one en suite)  
• Garden room • Landscaped gardens • Woodland

In all approximately 1 acre

### **DESCRIPTION**

Terrace Lodge started construction in 1839 for Henry Hugh Hoare and completed in 1841 in the time of Henry Richard Hoare. The architect was Charles Parker who was instrumental in the colonnades of Stourhead house, and the property is listed Grade II. It is constructed from green sandstone elevations under a slate tile roof and offers a wealth of interesting features. The property is south facing and all on one level and has wonderful views through the gothic arched windows. A Tudor arch leads into the main house with a large reception hall leading to all of the rooms. A charming garden room with a large bay opens into the garden. The large kitchen/dining room benefits from a range of fitted units and appliances. The principal bedroom and the sitting room face south, admiring the views and both having open fireplaces.

The house is approached via an estate drive, passing the front of the National Trust Stourhead house and along a single track through the parkland that winds through Stourhead estate. A drive passes up behind the house where there is ample space for parking.

## **AN HISTORIC GRADE II LISTED LODGE HOUSE IN A PARKLAND SETTING ON THE STOURHEAD ESTATE.**





The garden provides a wonderful setting and backdrop for the house and offers a wide variety of interesting shrubs and specimen trees. The main area of lawn, with a paved seating area, lies up behind the house. The lawn leads up to woodland behind the and to the side of the house, creating a private and quiet setting. In all the garden and grounds extend to about 1 acre.

#### **SITUATION**

This unique lodge is tucked away in a spectacular parkland setting in the heart of the renowned Stourhead Estate. The fashionable town of Bruton is about 5 miles to the west providing a range of everyday shopping facilities, including the fashionable Hauser & Wirth Gallery, Roth Bar & Grill and At The Chapel Restaurant.

Nearby Gillingham offers a Waitrose and mainline station to London Waterloo taking from 1 hour 58 minutes. Both The Spread Eagle Pub or Stourhead Cafe serve excellent local food.

The larger towns of Salisbury and Bath provide a more extensive range of shopping and recreational facilities, including excellent Theatre and Arts.

Communications by road are good with the A303 about 2.5 miles providing access to London and the motorway network or the west country.

Sporting facilities in the area include golf at Bullpits or Sherborne. Racing at Wincanton. Hunting with the South and West Wilts / Blackmore Vale. There is an extensive network of bridleways and footpaths locally. A full range of water sports are within easy reach along the Dorset coastline.

The area is renowned for its superb range of private schools including Bryanston, Clayesmore, Milton Abbey, St Marys Shaftesbury, Sherborne and Port Regis, Sandroyd, Hanford and Hazelgrove. There are also several excellent Primary and State schools within reach.



## ADDITIONAL INFORMATION

**Tenure:** The freehold is owned by the National Trust and the leasehold is being sold with a minimum lease of 99 years at completion.

**Planning:** The property is listed Grade II.

**Services:** Mains water and electricity (SMETS2 meter). Liquid Petroleum Gas (LPG tank capacity 2,000 Litres) fired central heating and Fibre-optic To The Premises (FTTP) broadband.

**Local Authority:** Wiltshire Council

**Council Tax:** Band G

**EPC:** Band G

**Directions:** From London head west on the M3 and bear off onto the A303. Continue past Stonehenge and Mere. At Zeals, exit the A303 signed B3092 towards Stourhead. After about 1.9 miles turn left towards Kilmington Common and

Alfred's Tower. Continue along this road and after about 0.8 miles turn left opposite The Old Hunting Lodge signed Alfred's Tower. After 1.6 miles (before you get to Alfred's Tower) turn right in to Alfred's Tower car park. Please meet here for viewings.

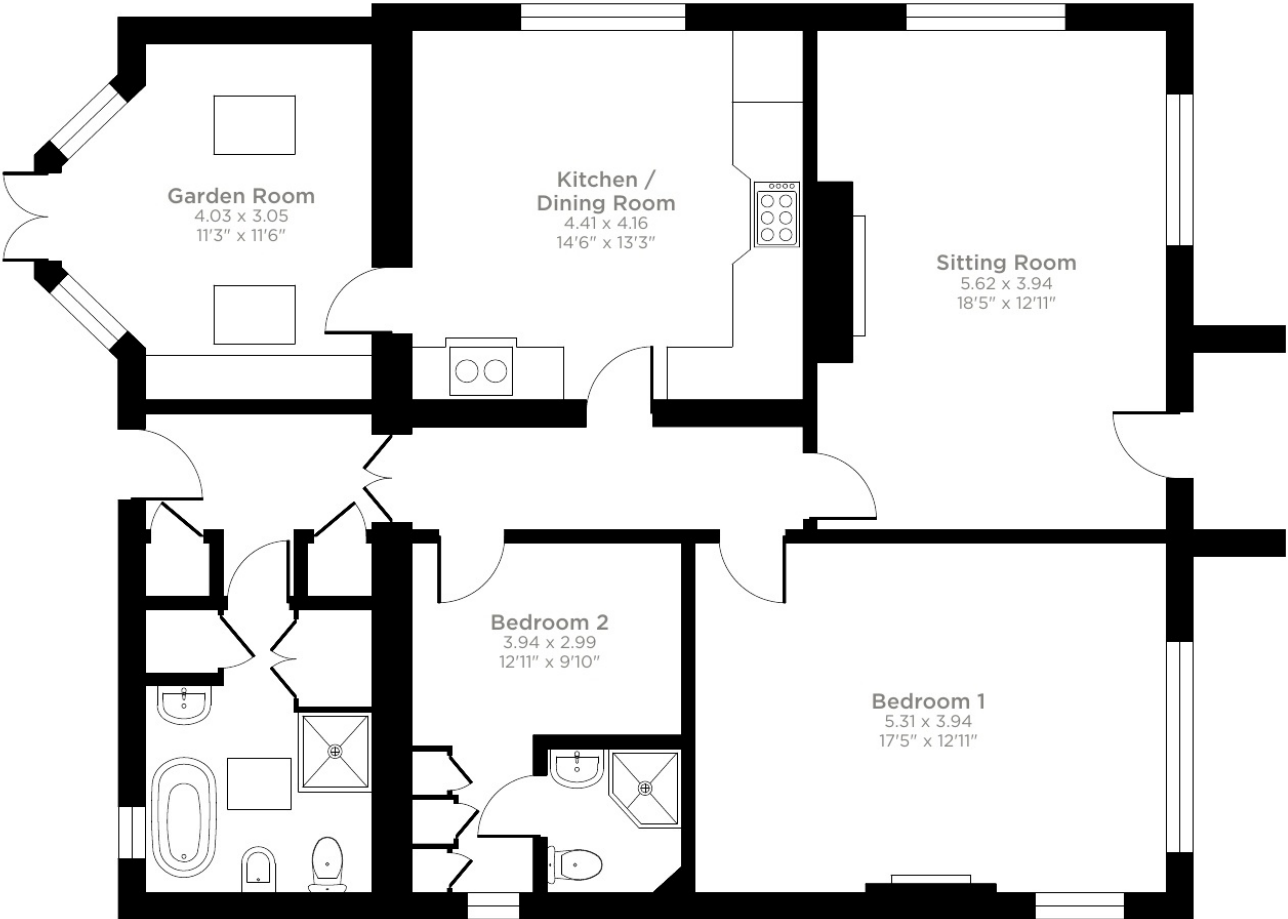
**Viewings:** Strictly by appointment with Carter Jonas.



# Terrace Lodge, Stourton, Warminster, BA12

Approximate Area = 1219 sq ft / 113.2 sq m

For identification only - Not to scale



Ground Floor



This floor plan was constructed using measurements provided to @nichecom 2025 by a third party. Produced for Carter Jonas. REF: 1389332



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