



# ST. LEONARD'S GRANGE

Beaulieu, Hampshire

AN IMMACULATELY  
RESTORED HISTORIC  
GRADE II LISTED FAMILY  
HOUSE SET IN JUST  
UNDER 11 ACRES OF  
GARDENS AND GROUNDS  
WITH A ROMANTIC  
BACKDROP OF A 13TH  
CENTURY CHAPEL RUIN.

# THE BRIEF.

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## Main House:

5 receptions rooms | Kitchen/breakfast room  
Principal bedroom suite with dressing room and bathroom  
4 further bedrooms | 5 further bathrooms | Games room  
Significant attic space

## Ancillary Accommodation and Outbuildings:

Coach house: Studio | Gym | Pool room | Changing room  
Workshop | Extensive garaging  
2 bedroom self-contained flat: Bathroom | Kitchen | Sitting room  
Stables | Garaging | Machine store | Sail store room and granary  
Tennis court  
In total there is sufficient garaging for up to 10 cars

## Gardens and Grounds:

13th Century chapel ruin in garden  
Landscaped gardens and grounds inc greenhouse  
In all about 11 acres



*“... a thousand times finer....”*

Said by William Cobbett in his 1830 'Rural Rides'  
of St Leonard's Grange when compared with Beaulieu Abbey



## BEING PART OF HISTORY

St. Leonard's is one of the oldest houses in the New Forest.

During the dissolution of the monasteries, men commanded by Henry VIII destroyed most of the structures in 1537, robbing the dressed stone along with Beaulieu Abbey to build the Solent's realm's forts of Hurst Castle, Calshot Castle and Cowes Castle now the Royal Yacht Squadron. One, of only 13, Grade 1 listed buildings in the National Park, the ruins of the chapel originally built soon after 1259 is the last one remaining from all the Granges of the Cistercian Abbey and stands in the formal gardens forming the most imposing backdrop to the southern aspect of the house. It is now used frequently by the current owners as a venue for many happy parties as there is a hard standing and it is possible to create a covered canopy to cover all weather eventualities.

Established on the hill above the mouth of the Beaulieu river where it is approached up a long straight drive flanked by Provençal style lavender lines and Irish Yew trees giving a direct view of the Grange from the entrance gates whose cattle grid is unique in the country as being floral in design and completely silent. Given the age of the house, its construction is multi-faceted and during various reconstructions (not least in 2006 when the whole house was completely restored) much has been discovered about the origins of the house leading us to believe that the house would be largely recognisable to a visitor today from as far back as 500 years.



## LIVING AT ST. LEONARD'S GRANGE TODAY

*“The atmosphere of the medieval past,  
and over 800 years of almost undisturbed,  
rural existence is potent”*

The Older Houses of Beaulieu, The Beaulieu History Society

This highly attractive house is built of part ashlar stone and mellow red brick from the kilns in Beaulieu during 1900 reconstructions.

All windows along the front of the house have a sunny morning aspect with delightful views looking down to the Beaulieu river where the current owners can see their yacht at her mooring.

The house today is a supremely comfortable family home with all the amenities one would expect. The accommodation, which is over 6,000 sq ft, is thoughtfully laid out

with generous entertaining rooms along with a splendid family kitchen, with exposed high beams (most likely brought up from the shipyards at Beaulieu) and a clear demonstration of where the main house and cottages to the rear were integrated to create the large living spaces enjoyed by the present family.

The bedroom accommodation is equally well suited with a particularly impressive principal suite with bathroom and dressing room complimented by a further 5 bedrooms and 5 bathrooms over 2 floors.

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St. Leonard's Grange

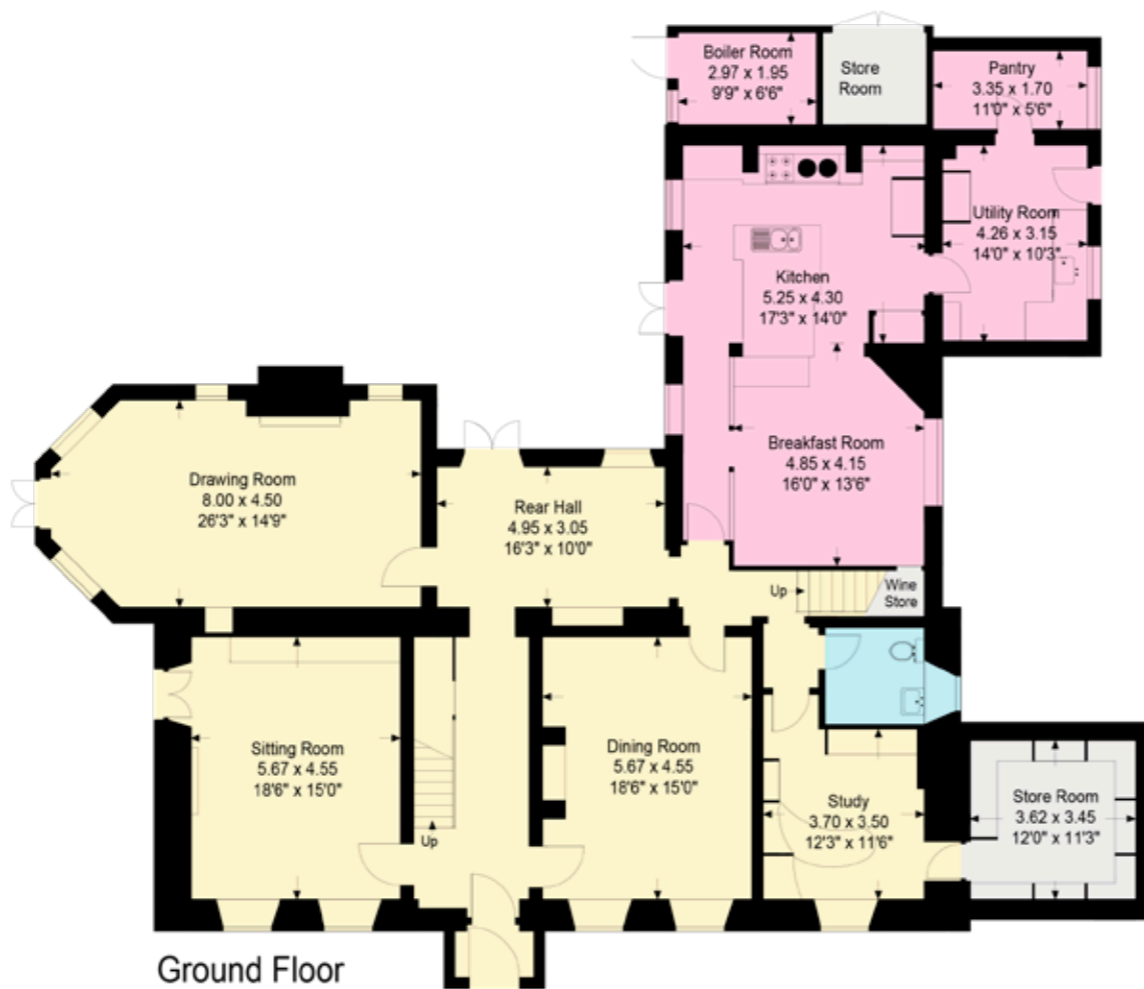
Gross Internal Area Approx:

House: 569 sq m / 6,125 sq ft (Inc Attic space)

Chapel Ruin: 101 sq m / 1,087 sq ft

**Total: 1,059 sq m / 11,401 sq ft**

Not to scale. For identification purposes only.



St. Leonard's Grange

Gross Internal Area Approx:

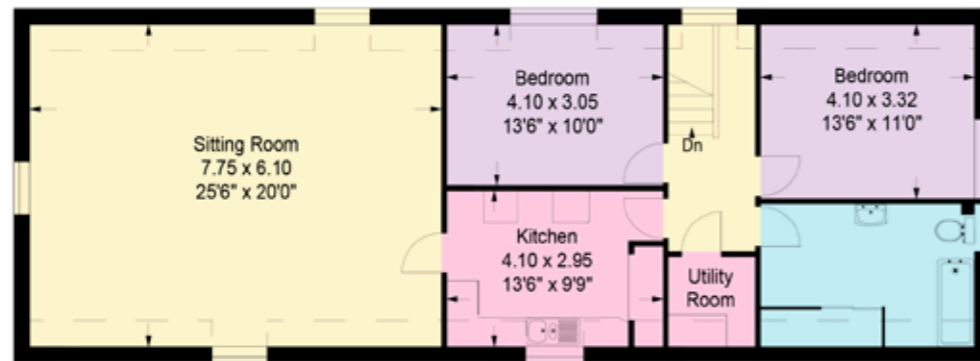
Coach House: 129 sq m / 1,389 sq ft

Flat: 95 sq m / 1,023 sq ft

Stables and Stores: 247 sq m / 2,659 sq ft

Granary: 19 sq m / 205 sq ft

Not to scale. For identification purposes only.



First Floor (Flat)



Ground Floor (Coach House)



First Floor



Granary



Stables & Stores





## SPACE TO GROW AND HAVE FUN

One of the real joys of the Grange is how the owners have created a safe and fun haven for a growing family. A large swimming pool with automatic hydraulic safety cover, Astro and sand tennis court, stables, and Granary all set in just under 11 acres including two parkland fenced paddocks. The formal gardens and drive benefit from an irrigation system.

A two-bed apartment resides above the western garages and Pool room. Behind this is a substantial L shaped triple stabling

courtyard flanked by a huge barn with first floor open space and a three-bay closed additional garage building in addition to two double height barns/storage/garages.

Above the extensive garage block and huge barn is the Sail loft to the west. (circa 1,000 sq.ft. / 91 sq m)

As more and more people look to work from home this is an ideal spot to place a stand alone office. The 5G broadband speeds are very good.





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## A SENSE OF PLACE

*“The single largest and densest area of tranquillity in the National Park.”*

The New Forest National Park Authority

St. Leonard's Grange is a historic site located close to Bucklers Hard, a charming village situated on the banks of the Beaulieu River in The New Forest.

The New Forest was created as a royal hunting ground by William the Conqueror in the 11th century. Over time, the forest has been used for timber production, farming, and recreation and now attracts visitors from around the world drawn to its natural beauty and rich history. The forest is a protected area, managed by the Forestry Commission and the National Park Authority.

There are many literary works associated with The New Forest best known among them

is William Cobbett's "Rural Rides." Cobbett who travelled through the countryside on horseback, documenting the conditions of rural life in England. In "Rural Rides," he describes the beauty of The New Forest, as well as the struggles of the local farmers.

The house has all the New Forest Manorial rights of "Depasture" (the right to put out ponies, donkey, cattle, pigs etc) associated with the New Forest.

In the 18th century Bucklers Hard was an important ship building village. Bucklers Hard has been in the private ownership of the Montagu family since it was founded in 1724.



## GETTING ABOUT, SAILING, SHOPPING & SCHOOLING

There are many moorings along the Beaulieu river and the marina which won Marina of the year 2022 has 110 deep-water berths. Within Bucklers Hard there is a hotel, restaurant and bar. The nearby village of Beaulieu provides a range of facilities including a general store, post office, newsagent, cafés, garden centre, hotel and Michelin starred restaurant. The Beaulieu River Sailing Club offers members opportunities for sailing enthusiasts, as well as the Royal Southampton Yacht Club at St. Leonards.

The close Georgian market town of Lymington (7 miles) offers a wider range of boutique shops, supermarkets, restaurants and gastro pubs, as well as two further large private marinas and the Royal Lymington Yacht Club. The luxury Lime Wood boutique country house hotel, famous for its spa and with a newly opened restaurant Hartnett Holder & Co, is 9 miles away. Its sister 'restaurant with rooms', The Pig, is just 7.5 miles with the award winning Relais & Chateaux Chewton Glen within 16 miles.

The New Forest, with 145 square miles of National Park heathland and woodland, offers not only outstanding natural beauty and wildlife, but also extensive walking and horse riding. There are a number of very good private schools in the area, including Walhampton, Durlston Court and King Edward's in Southampton. Winchester College is within half an hour's drive, Canford and Bryanston, within an hour's drive and Radley and Marlborough within an hour and a quarter.

St. Leonard's Grange enjoys good communications, with the M3 to the north providing fast access to London and the A31/M27 making both Portsmouth and Bournemouth easily accessible. In addition, there is a fast train service which runs from Brockenhurst to London Waterloo taking about 98 minutes, Southampton Airport is within 20 miles, with a direct train service to London Waterloo (from 69 minutes) and Bournemouth Airport is 32 miles.







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#### Property Information

**Services** - Oil fired central heating. Mains Water Supply. Private Drainage

**Fixture and Fittings** - Only those mentioned in these sales particulars are included in the sale.

**Local Authority** - New Forest District Council.  
Tel: 023 8028 5000

**What3Words** - beats.hope.riverbank

**Viewings** - All viewings must be made strictly by appointment only through the vendors agents.

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Photographs taken in 2023. Particulars produced in May 2023. Capture Property 01225 667287.



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