



# LULWORTH

... DORSET ...

**TO LET**

**BINDON ABBEY**

**East Stoke, Wareham, Dorset, BH20 6BN**



An 18<sup>th</sup> Century Gothic style House with a wealth of history and lying in ample grounds close to the River Frome. Included with the letting are the Ruins of the original 12<sup>th</sup> Century Cistercian Monastery featured in Thomas Hardy's *Tess of the D'Urbervilles*.



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## History:-

The original abbey was located on cliffs above Lulworth Cove but moved to its present site in 1172 following a gift from Robert Newburgh who also endowed adjacent lands to the abbey.

The abbey prospered and was given gifts and endowments and during his reign was visited by King John. Over time the abbey continued to prosper despite financial difficulties of Abbot John De Montacute in 1332 but in 1536 Henry VIII instigated the abbey's dissolution and though temporarily restored by letters patent in 1537 was finally suppressed in the General Dissolution in 1539.

The abbey was largely demolished soon after its suppression though the 12 bells alleged to have existed at Bindon were taken and hidden by the villagers and subsequently distributed to local churches.

In 1559 Lord Howard, Earl of Suffolk became the owner of Bindon and out of the ruins built himself a 'fair mansion' said to have burnt down in 1644 during the Civil War.

In 1641 the abbey came into the possession of Humphrey Weld, Governor of Portland Castle, along with the 12,000 acre estate which remains today much as it was in 1641 and is still owned by the Weld Family.

In the later part of the 18<sup>th</sup> Century Thomas Weld built at Lulworth the first Catholic Church in England to be opened since the Reformation. He also interested himself in the Bindon ruins, enclosing the grounds and building the present house as a little hermitage to which he could retire and enjoy its peace and seclusion.

He also reconstructed the Mound, cleaned the old fish ponds and established a new water course between the abbey and mill.

Remaining untenanted after the death of Thomas Weld it was not until his son Thomas Weld Blundell in 1886 established a Catholic Centre that the house was reoccupied with a chapel on the first floor and school rooms below.

In 1893 the school at Bindon Abbey moved to a larger building and following alterations and additions the present structure was evolved at Bindon creating the private residence it is today.

*(Acknowledgements:- Josephine M Bohs – A Short History of Bindon Abbey, Dorset 1949)*

## The Property:-

Bindon Abbey was constructed in the 18<sup>th</sup> Century by Thomas Weld of Lulworth as a retreat. It is Grade II\* listed and is principally built of stone under a slate roof.

The interior boasts many historic features including coats of arms for the Welds and de Newburgh families on shields displayed in the hall and drawing room.

An unusual layout there are 4 bedrooms, 2 bathrooms, with a dramatic first floor drawing room; formerly the chapel.



Outside there is an impressive entrance flanked by the gatehouse (suitable only for storage), a former coach house now housing purpose built kennels and a large workshop.

The grounds are spacious and include a paddock, small orchard, formal laws and the jewel in the crown, the 12<sup>th</sup> Century abbey ruins notable for featuring in Thomas Hardy's Tess of the D'Urbervilles.

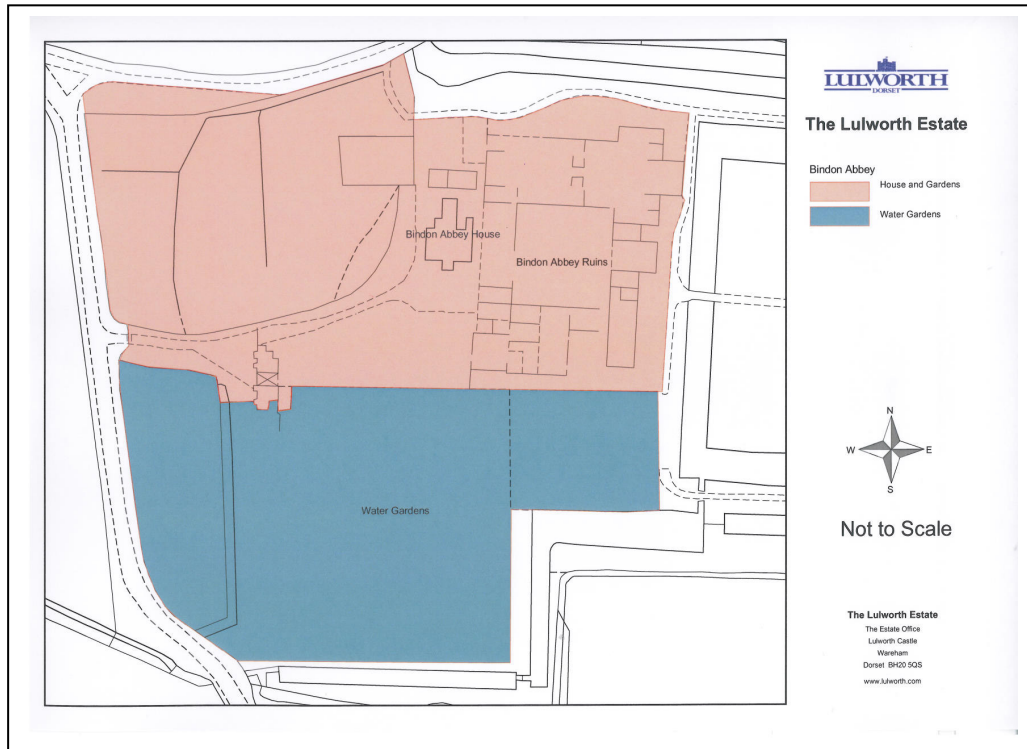




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## Grounds Plan of Bindon Abbey:-



## Location:-

Bindon Abbey is situated just outside Wool with Dorchester 12 miles west, Poole 15 miles east and Blandford 15 miles to the north. The area is close to many natural attractions such as Lulworth Cove, Durdle Door and the whole of the Jurassic Coast World Heritage Site.

Wool offers essential shopping with a butcher, fishmonger, hardware store, Post Office and well stocked Spar. There are also a Doctor's Surgery, dentist, hairdressers and garage in the village. Wool also offers excellent pre and first school education in both Catholic and Church of England schools with state secondary education to 18 years available at Wareham, which also offers all services associated with a market town. Private schools are easily accessible within a number within 20 miles for both day and boarding pupils.



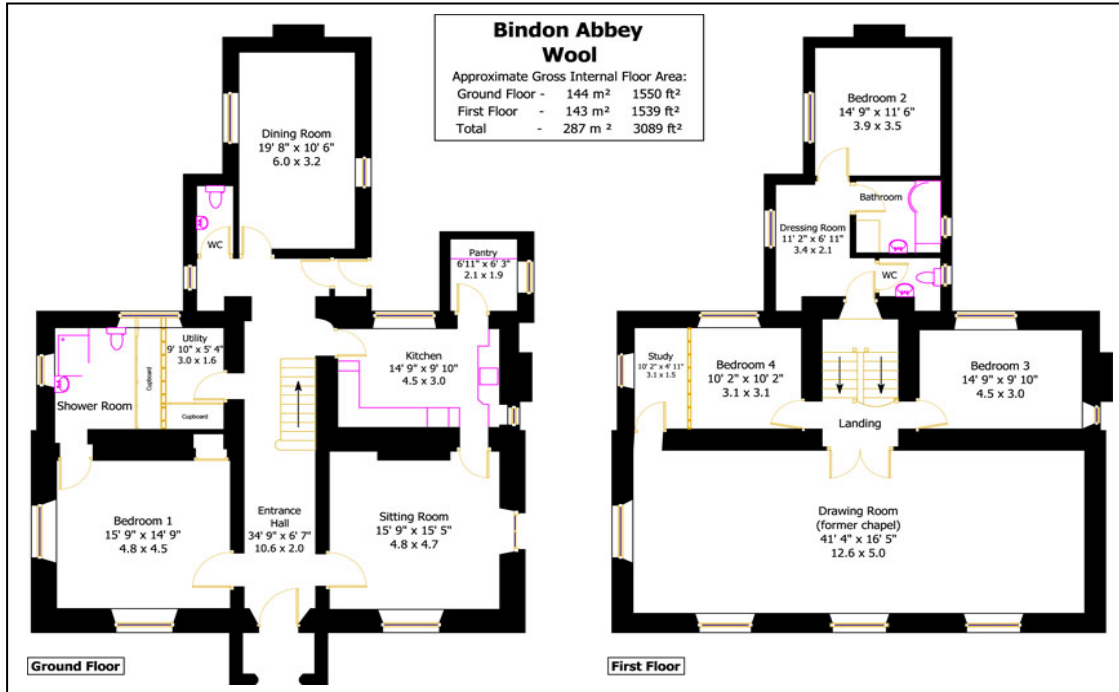


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## Accommodation:-

Please see following plan:-



Heating:- Night Storage Economy 7 Electric  
Utilities:- Main Water & Electricity, Septic Tank Drainage  
Council Tax:- Purbeck District Council  
Band G – 2010 / 11 £2,666.07  
Tel:- 01929 557357  
Rent:- £3,500 pcm exclusive of outgoings. Deposit £4,038  
Term:- 12 months renewable  
Reservations:- Pets are welcome but at the discretion of the landlord.

## Caveat

Important – Weld Estate gives notice that

1. These particulars are only a general outline for the guidance of intending lessees and do not constitute in whole or in part a contract.
2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.
3. All statements in these particulars are made without responsibility on the part of the Agents of the Weld Estate.
4. No statement in these particulars is to be relied upon as a statement of representation of fact.
5. Neither the Trustees of the Weld Estate nor anyone in its employment or acting on its behalf has authority to make representation or warranty in relation to this property.
6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise that any services or facilities are in good working order.
7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection.
8. No assumption should be made in respect of parts of the property not shown in photographs.
9. Any areas, measurements or distances are only approximate.
10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.