

THE CHYKNELL HALL ESTATE

Shropshire

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AN EXCEPTIONAL PRIVATE ESTATE



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Shropshire

CHYKNELL HALL

Grade II Listed ♦ Magnificent Entrance and Staircase hall ♦ Drawing room ♦ Dining room ♦ Library
Kitchen and Breakfast room ♦ Family room ♦ Billiard room ♦ Study ♦ Estate and Domestic offices ♦ Flower room
Utility room ♦ Boot room ♦ Cellar ♦ Loggia

Master bedroom suite with dressing room ♦ 9 Bedroom suites and a further bedroom

Stunning formal gardens laid out by Russell Page ♦ Walled kitchen gardens ♦ Swimming pool
Tennis court ♦ Private cricket pitch

Grade II listed courtyard ♦ 4 Cottages ♦ Chyknell Lodge

Estate yard ♦ Barn with planning permission ♦ Range of stables ♦ Tack room ♦ Traditional barns

Mature parkland ♦ Lakes ♦ Amenity woodland

Excellent shoot over 711 acres, which includes about 509 acres of sporting rights

Approximately 201.89 acres of freehold land

Viewing by appointment only
These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

CHYKNELL

Chyknell, extending to about 200 acres is a uniquely private Estate, situated in one of England's most beautiful, sought after and least populated counties.

The much sought after village of Claverley is a mile away and is popular because of its thriving primary school, pubs, shop, Post Office and All Saints Church, which can trace its origins back to the 7th Century.

The historic town of Bridgnorth, on the banks of the River Severn, is less than 6 miles away. The earliest mention of the town was in 895 and although the 'High Town' was destroyed during the Civil War, much of the 'Town Wall' remains today. Providing all the necessary services and amenities, Bridgnorth is a thriving market town.

The larger towns of Shrewsbury, Ludlow and the city of Birmingham are all under 30 miles away, the latter providing national and international flights. London is within 1 hour, 44 minutes by train from Wolverhampton.

Standing in exceptional parkland, with stunning views across Shropshire's unspoilt countryside, Chyknell, has undergone a major refurbishment programme, with absolute attention to detail. The Estate provides a totally private, yet very accessible home and sporting estate with all the amenities rarely found in such abundance.

THE HISTORY

Chyknell Hall is a stunning Grade II listed Regency house designed by the architect John Haycock and built in 1814. Whilst there is evidence of an older house having been on the site, the Hall of today is very much 'Haycock' by design, with substantial alterations undertaken by John's son, Edward Haycock in 1858. Whilst the house enjoys all the benefits of modern living, the integrity and original features have been preserved.

The Hall was greatly enhanced in 1951, when the stunning gardens were laid out by Russell Page. He was one of the most influential designers, of not only his generation, famous for his 'manipulation of space, form and volume'.

The Estate ownership can be traced back to medieval times and this is only the third time, in its history, that it has been sold.







SITUATION



Worfield Golf Club, Chesterton Valley Golf Club,
Patshull Park.



Ludlow Race Course.



Wolverhampton British Rail,
London Euston 1 hour 44 minutes.



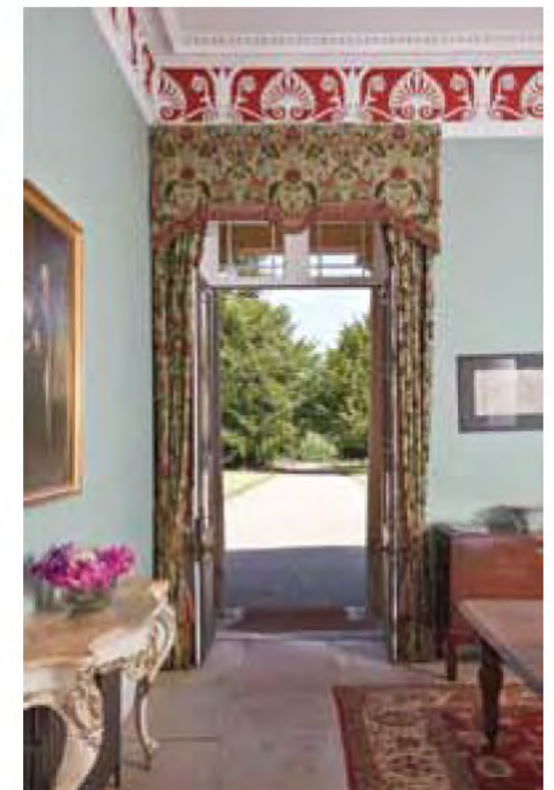
Birmingham International about 40 miles.



M5 22 miles, M42 23 miles, M6 18 miles.



Abberley Hall, Packwood, Shrewsbury School,
Ellesmere School, Moreton Hall, Cheltenham
Ladies College and Cheltenham College.



An imposing and beautiful entrance and staircase hall.



Drawing room



CHYKNELL HALL

Chyknell Hall sits in an elevated position taking full advantage of the spectacular views across the beautiful gardens, parkland and the Shropshire countryside beyond.

The Hall is approached along two private, tree lined drives, through the park meeting to the north of the house for the final sweep to the front of Chyknell Hall. Situated centrally in the Estate, the house and its park enjoy total privacy and seclusion, with no rights of way.

Protecting the eastern carriage drive is Chyknell Lodge, a pretty 2 bedroomed cottage, which has recently undergone total refurbishment.

Chyknell Hall is an elegant Regency house, with a stone Doric colonnaded entrance. Doors provide access into an imposing and beautiful entrance and staircase hall. The house has exceptionally fine reception rooms including the Drawing room, with a large bay window, the Dining room, with an arched recess and views out across a formal pond and the parkland beyond and the library with its central marble fireplace and enjoying triple aspect views across the stunning gardens.

The rear Hallway provides access to a large family 'Martin Moore' Kitchen, finished to a very high standard. The 4 oven Aga and central island provide the focus for a kitchen that is spacious and at the centre of the house. The breakfast area, lit by a large glass lantern, looks to an inner courtyard with lily pond and planted with vines, wisteria and roses.

The Loggia has an open fire place and views across the box and lavender parterre to the stunning pleached lime lawn beyond.

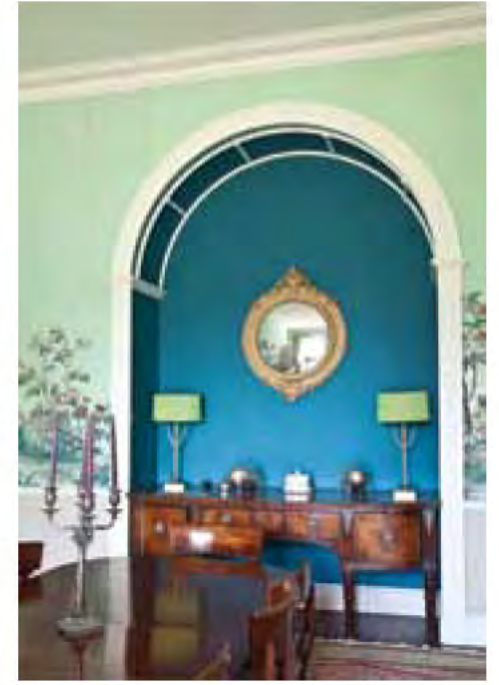
The impressive cantilevered Staircase leads from the Entrance Hall to a galleried landing, lit by a wonderful glass lantern. The Master Bedroom, with a large bay window enjoys superb views across the gardens and Estate. There are a further 7 Bedroom suites, providing ideal guest accommodation.

On the second floor, there are 2 further Bedroom suites, together with a TV Room. The Cellar provides a Wine Cellar, Boiler Room and the hot water cylinders.





Dining room - with an arched recess and views out across a formal pond and the parkland beyond.





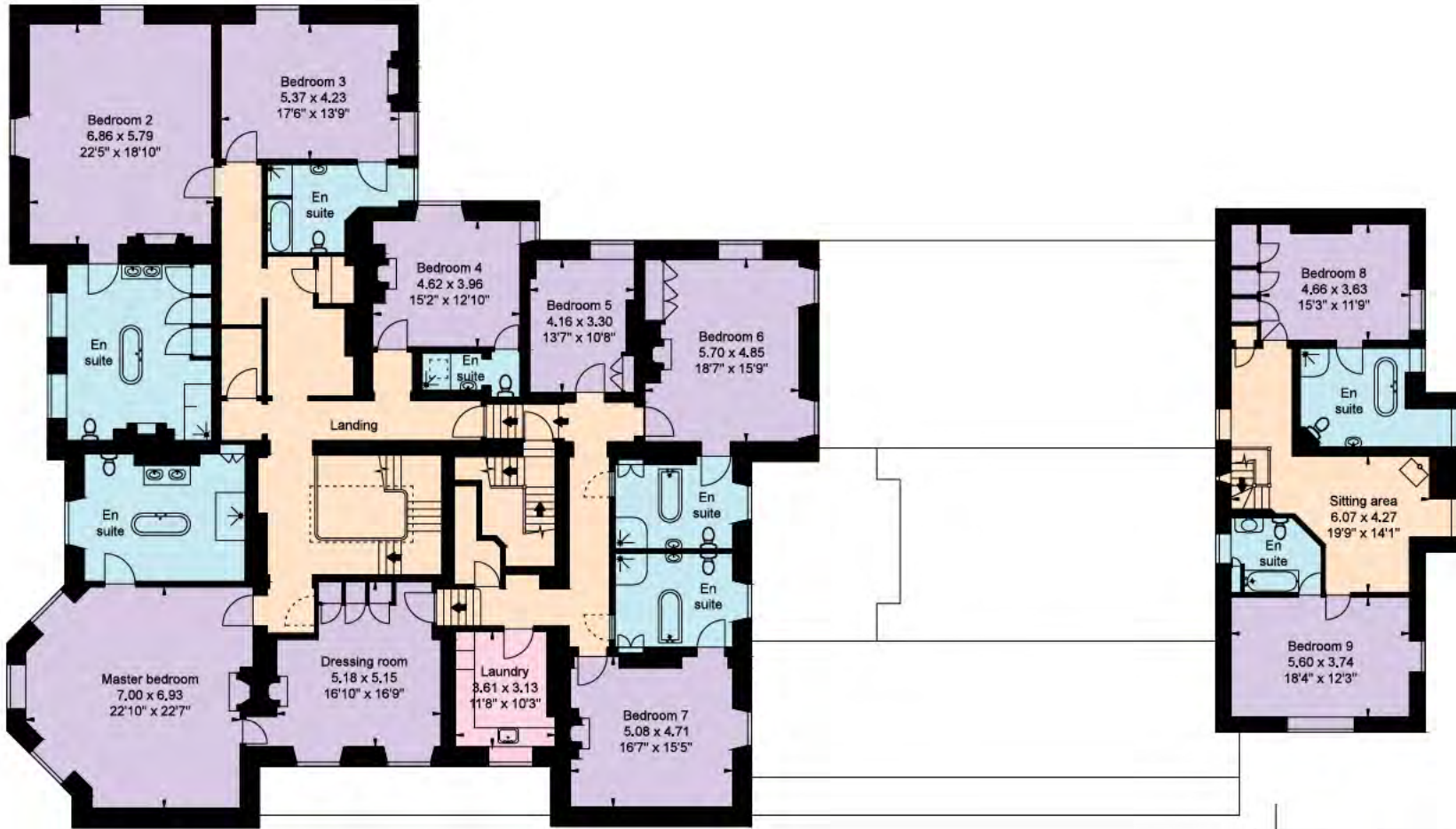
Large family kitchen - with breakfast room and doors to inner courtyard.



Library - with its central marble fireplace, enjoying triple aspect views across the stunning gardens.



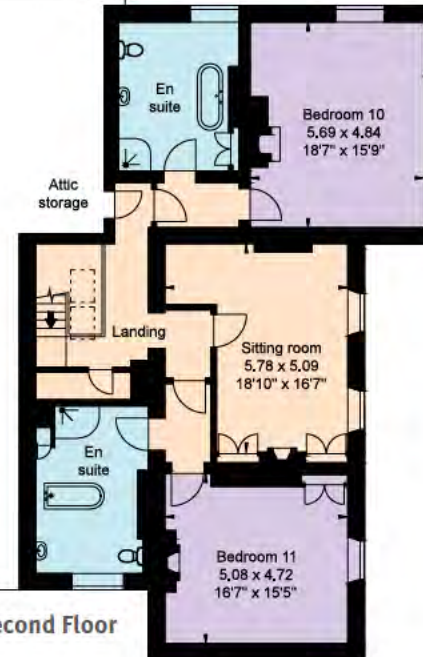
Ground Floor



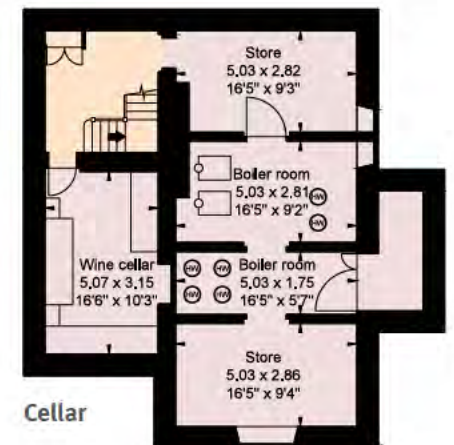
First Floor

- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Outside space
- Vaults/Storage

Approximate gross internal floor area
House: 1,554 sq m (16,728 sq ft)
 For identification only. Not to scale.



Second Floor



Cellar



The impressive cantilevered Staircase leads from the Entrance Hall to a galleried landing, lit by a wonderful glass lantern.

Master Bedroom
- bay window enjoys superb views across the gardens and Estate.









GARDENS AND GROUNDS

The mature gardens form a very special part of Chyknell, designed and laid out by Russell Page. They are arranged in compartments, each compartment of very different character.

Guarding the east side of the entrance drive near the house is an imposing, vast clipped yew. This overlooks the formal pond and rose garden bordered by yew hedges with views across a ha-ha and into the park.

A gravelled path leads to the herbaceous garden, comprising 2 exquisite borders with a variety of beautiful flowers and shrubs.

Adjacent, is possibly the most imposing part of the garden, the pleached lime lawn. An immaculate feature of the garden which can be enjoyed from the shelter of the Loggia.

A lawned path, bordered by a wild garden, leads to the swimming pool. This is protected by a low wall, with a large south facing loggia and changing rooms and kitchen. Situated not far away is an immaculate all weather tennis court.

THE PARK

The park surrounds the house and comprises a variety of beautiful mature parkland trees, making it a spectacular view from wherever it is viewed. To the south of the house is a private cricket pitch, which must provide one of the most beautiful settings to play the game, not only in Shropshire but in England.







THE COTTAGES

WALL HILL

Approximate gross internal floor area

Proposed: 206 sq m (2,218 sq ft)

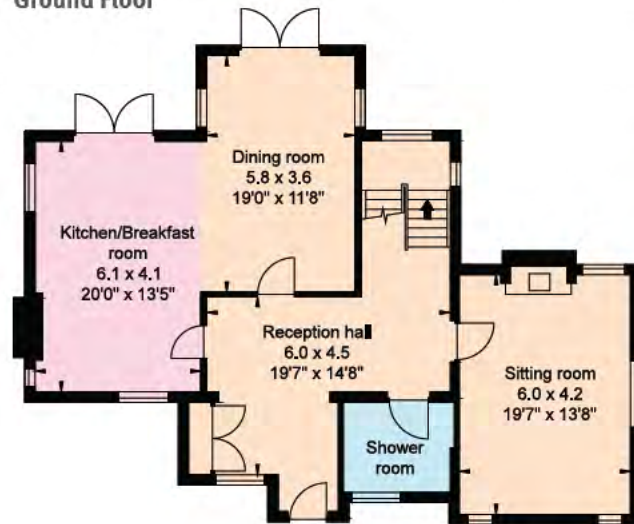
For identification only. Not to scale.

The Estate benefits from 5 cottages, 4 having recently been refurbished and all on Assured Shorthold Tenancies (AST).

Planning permission has been granted to extend Wall Hill as per the floor plans below.



Ground Floor



First Floor

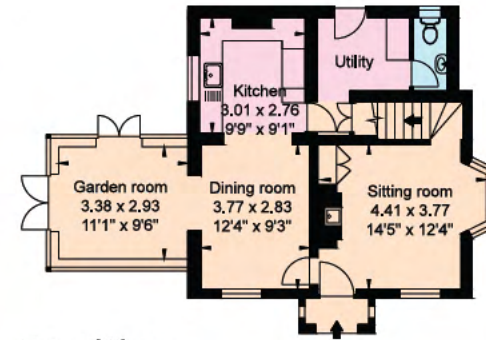


- Reception room/General living area/Circulation area
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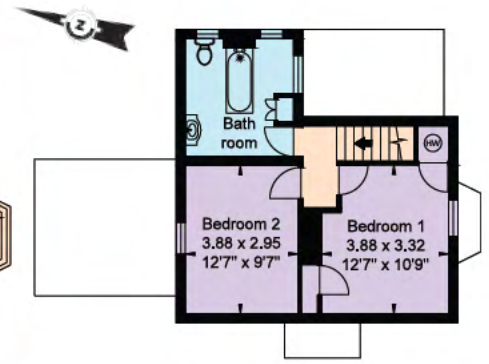
PROPERTY NAME	ACCOMMODATION	COUNCIL TAX	TENURE	RENT PER ANNUM	LISTED
Chyknell Lodge	2	Band D	AST	£9,000	
Park Cottage	1	Band D	AST	£6,600	Grade II
1 Stable Cottage	3	Band B	AST	£10,200	Grade II
The Coachhouse	3	Band B	AST	£11,400	Grade II
Wall Hill	Planning granted to extend to 4 bedrooms	Band E	VP		
Gardeners Cottage	Planning granted to create 3 bedroom cottage				
CURRENT TOTAL RENT				£37,200	



CHYKNELL LODGE



Ground Floor



First Floor

Approximate gross internal floor area

The Lodge: 100 sq m (1,077 sq ft)

For identification only. Not to scale.



THE COURTYARD

Guarding the western carriage drive, the Grade II listed courtyard is a traditional range of buildings dating back to 1792. Within the courtyard and accessed through an archway are 3 cottages, The Coach House, 1 and 2 Stable Cottage.

There is also planning permission for a 3 bedroomed Gardeners Cottage adjacent to the walled garden.





THE ESTATE YARD

Situated adjacent to the Courtyard is the Estate and Stable Courtyard, accessed through an archway. Comprising 4 stables, tackroom, range of traditional barns and Dutch Barn.

Approximate gross internal floor area

Stable Cottage: 153 sq m (1,647 sq ft)

The Coach House: 60 sq m (646 sq ft)

Park Cottage: 72 sq m (775 sq ft)

Courtyard of Barns & Outbuildings: 955 sq m (10,280 sq ft)

For identification only. Not to scale.

Reception room/General living area/Circulation area

Work room, i.e. Kitchen/Workshop/Utility

Bedroom/Dressing room

Bathroom

Outside space

Vaults/Storage



WOODLAND AND SPORTING

The woodland on the Estate extends to about 57 acres. The woodland has been planted historically to provide optimum protection and amenity value to Chyknell Hall and are a very special part of the Estate. The species include Oak, Sweet Chestnut, Beech, Red Oak, Hornbeam, Poplar, Larch, Scots Pine and Norway spruce. The more recent planting has been under the Woodland Grant Scheme which commenced in January 2010.

In addition to the freehold ownership the Estate benefits from about 509 acres of adjoining sporting rights. These enhance the shoot significantly providing the ability to shoot over in excess of 711 acres. Over the years the shoot has been enhanced significantly to what is now an extremely good pheasant and partridge shoot.



GENERAL REMARKS AND STIPULATIONS

SINGLE FARM PAYMENT / BASIC PAYMENT

The vendor will make every effort to transfer the Single Farm Payment/Basic Payment on completion.

VIEWING

Viewings are strictly by prior appointment and are to be arranged through vendors agents.

FIXTURES AND FITTINGS

All carpets, curtains, blinds, light fittings, fitted mirrors, garden furniture, statuary, ornament and sculptures are expressly excluded from the sale.

Only those items described in these particulars are included in the sale and the Vendors can give no warrant of serviceability. The right is reserved to remove all other items not specifically described prior to the completion of the sale. Certain items within let properties are owned by the tenants or have been added by the tenants. For further information please contact the Vendor's agents.

METHOD OF SALE

The estate is to be offered for sale by private treaty.

TENURE AND POSSESSION

The Estate is offered freehold, with vacant possession granted on completion subject to any Assured Shorthold Tenancies in connection with the cottages.

SPORTING TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights are included in so far as they are owned by the Vendor.

ENGLISH WOODLAND GRANT SCHEME

This 5 year Scheme commenced in January 2010 with grants paid for various works of felling and restocking.

PLANS, AREAS AND SCHEDULES

The plans and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

PLANNING AND DESIGNATIONS

Chyknell Hall and Stables are Grade II listed. The Estate is within a Nitrogen Vulnerable Zone (NVZ) and within the West Midlands Green Belt.

WAYLEAVES, RIGHTS OF WAY AND EASEMENTS

The Estate will be sold subject to and with the benefit of all existing rights, both public and private, including rights of way, supply, drainage, water abstraction, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves, whether referred to or not.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the estate or any part of it, or any right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be paid for in addition to the purchase price.





DIRECTIONS

From the South: Exit the M5 at junction 4 onto the A491. At Stourbridge take the A458 towards Bridgnorth. After approximately 11 miles take the turning on the right signposted Claverley 2 ½ Miles, immediately after a former garage. Continue across 2 junctions to the village of Claverley. Prior to entering the village, the road is bordered by high stone walls on either side, followed by a row of cottages on the left. Immediately after the cottages and just before the village sign 'Claverley', turn left. Continue along the 'dead end lane' to Chyknell Lodge and into the park.

From the North: From the A454 take the B4176 south. Take the first right signposted Claverley. Continue through the village taking the signs for Bridgnorth. On the edge of Claverley, just before a row of cottages on the right, turn right up a 'dead end lane'. Continue to Chyknell Lodge and into the park.

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank LLP has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

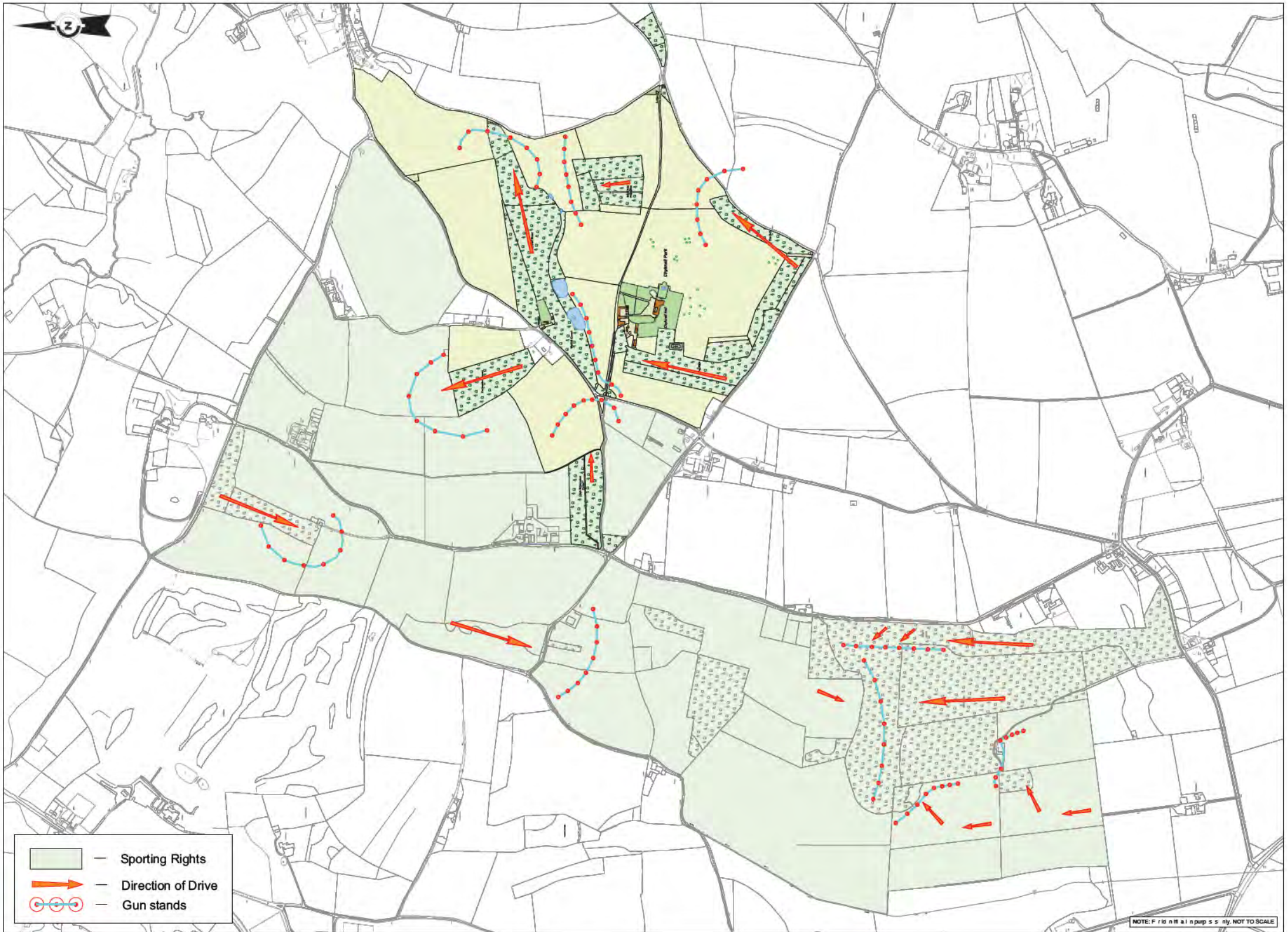
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.




4. VAT: The VAT position relating to the property may change without notice.

Photographs Dated: August 2014. Particulars Dated: October 2014.

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-  — Sporting Rights
-  — Direction of Drive
-  — Gun stands

NOTE: Field numbers in pump only, NOT TO SCALE

