Church Wing
Burley-on-the-Hill, Rutland
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Oakham 2 miles, Stamford 11 miles, Peterborough 20 miles (London Kings Cross 50 minutes), Leicester 20 miles. (All distances and times are approximate)

A Magnificent Wing within one of the Finest Grade I Listed, 18th Century Palladian Mansions in the Country

• Hall
• Cloakroom
• The Long Room
• Breakfast Kitchen
• Principal Bedroom with En Suite Shower Room
• Spiral Staircase to Dressing Room/Gym, Walk-in Wardrobe
• Office
• Church Passage
• Stairs down to:
• Sitting Room
• Boot Room
• 4 Bedrooms
• 2 Bathrooms
• Utility/Washing Room
• Services Closet
• Private South Facing Garden
• Double Garage, Driveway and Parking

Use of Approximately 67 Acres of Parkland, Gardens and Deer Park

These particulars are intended as a guide and must not be relied upon as statements of facts. Your attention is drawn to the important notice at the back of this brochure.
History

The Domesday Book of 1086 mentions this splendid hilltop site, then held by Ulf, and a house has stood here for many centuries. In 1603 King James VI of Scotland stayed at Burley on his progression to London to be crowned by King James I of England. During his reign Burley was sold by Baron Hartington of Exton to the King’s favorite, George Villiers, the Duke of Buckingham. He in turn entertained King Charles I and Queen Henrietta at Burley. The entertainment for the King and Queen included the first performance of Ben John’s masque ‘The Gypsies’ and Jeffery Hudson, the famous dwarf and ‘the smallest man in the smallest country in England, emerged from a pie on the table.

Following the assignation of the Duke of Buckingham, the house passed to his son who, on the outbreak of Civil War, joined the Royalist cause. Burley was taken by Cromwell’s Roundheads, who used it as a garrison for their troops. Fearing the house might be captured by Royalists in 1664, the Parliamentarian soldiers set fire to the house and only the stables to the east of the Great Courtyard survived.

In 1694 following the bankruptcy of the Duke of Buckingham, the property was sold to Daniel Finch, 2nd Earl of Nottingham and 7th Earl of Wincilsea. The remains of the old house were demolished in 1695 when work began on the new house. The architect of Burley probably was the Earl himself, assisted by John Lumeley of Northampton, and the style was fashionably Palladian with some ceilings attributed to Sir Christopher Wren.

The construction of the house took almost thirty years and like so many projects, it went far over an initial budget of £25,000 and eventually spiraled to more than £80,000 and necessitated the sale of Kensington House, the Earl’s property in London, to King William III for £18,000.

Perl Finch’s book of 1901 mentions 180 workmen employed on the site and some 475 million bricks being used in the construction, although the house is faced in Clipsham stone while softer Ketton stone was used for the Colonades linking the house to the stables and the coach house.

Gerrard Lanscroon, the great Flemish master who had decorated Windsor Castle and Hampton Court Palace under the guiding hand of Antonio Cernio, was employed to decorate The Great Stair and also the Ball Room.

In about 1795 the 4th Earl of Nottingham employed Humphrey Repton to re-landscape the grounds. Repton wanted to follow Capability Brown’s idea of letting nature in and swept away two of the three terraces on the south front leaving only the formality of the Great or South Terrace with its magnificent southerly views over the Deer Park Burley Wood and Rutland Water.

On the death of the 4th Earl, the estate passed to his illegitimate son, George Finch and then on down the Finch family until the late 1930’s when it was inherited by Colonel James Hanbury. In 1988 it was sold to Asil Nadir but he returned to Cyprus and a couple of years later it was returned to Joss Hanbury and together with Kit Martin, the renowned architect, they undertook a very sympathetic vertical division of the mansion house to create a number of superb freehold houses.

Location

Burley-on-the-Hill stands in an unrivalled parkland setting on a hill looking due south over Rutland Water. To its north The Great Courtyard is flanked by The Stables to the east and The Coach House to the west with the Cour d’Honneur at its centre. This is thought to be the second oldest cricket pitch in the country laid out by Thomas Lord, then a servant of the Earl.

The House and its small estate village lie about two miles to the east of Oakham, a pretty market town in rolling countryside. The town has excellent traditional shops and also two supermarkets, a railway station, restaurants and leisure facilities. It has been home to Oakham School since 1584. The property is well placed for access from the A1 at Stretton and to the beautiful Georgian town of Stamford. Other towns within easy reach include, Uppingham, Corby and Kettering with the city of Leicester and Peterborough from which regular trains on the East Coast Mainline can take one to London Kings Cross in as little as 50 minutes.

Private schooling locally includes fine public schools at Oakham, Uppingham, Stamford and Oundle fed by preparatory schools including Brooke Priory, Maidwell Hall and Witherams. Leisure facilities include trout fishing and sailing on Rutland Water, together with extensive cycling and bird watching facilities there are golf courses at Greetham Valley, Luffenham Heath and The Leicestershire Golf Club while the superb Country House Hotel at Stapleford Park, in addition to a golf course has a health spa and tennis courts.

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THE HOUSE

Approached through the walled private courtyard from the Cour d'Honneur, stone steps rise to the front door. The superb spacious accommodation is arranged over two floors and on the Upper Floor the Hall gives access to the impressive Long Room (58 feet long), with its magnificent centrally placed marble fireplace and south facing views over the South Terrace, Deep Park, ancient Burley Wood and Rutland Water beyond. There is also a large hidden cinema screen and projector.

The Breakfast Kitchen has a gas fired Aga, again with southerly views.

The Principal Bedroom Suite located at the western end of the Hall again has superb views, an En Suite Shower Room and a spiral staircase leading to a Dressing Room/Gym with a large walk-in wardrobe.

From the Hall, steps lead up to the mezzanine floor Office, again with southerly views

From the Hall stairs lead down to the Lower Floor with an Entrance Hall leading to a Sitting Room and Boot Room which gives access out to the private garden and South Terrace. A door opens on to the Hallway where there are four further Bedrooms and 2 Bathrooms, a Utility Room and Boiler Room.

Outside is a private area of garden which leads to the South Terrace immediately outside the Boot Room and the Family Room. A private walled courtyard to the north entrance gives entrance to the Church Wing and Church Passage. There is a large Double Garage with parking.

COMMUNAL SPACE, GARDEN AND GROUNDS

The owners of The Church Wing have direct access to and use of communal areas in the mansion house. These comprise The Tapestry Hall and the Garden Saloon on the raised ground floor, the Ball Room on the first floor and the Undercroft on the lower ground floor. Outside there is use of the lawns, colonnades, parkland, South Terrace and Deer Park. All these areas are professionally maintained.

In addition, there are walking rights in the 67 acre Burley Woods, ancient woodland dating back a thousand years lying to the south of the Deer Park and extending to about 500 acres.

General Remarks

SERVICES

Mains water, electricity, gas and drainage are connected. Drainage is to a private shared sewerage plant. The house has CAT5 wiring throughout. None of the services have been tested by the agents.

TENURE

Freehold

SERVICE CHARGE

Whilst the house is freehold and fully maintained by the owners, there is an annual charge of £4,300 (£2,100 – Burley Garden Company and £2,200 Terrace Company) as a share of the maintenance of common areas of the Mansion House, the South Terrace and Colonnades and Cour D'Honneur, the Garden Saloon, Tapestry Hall and the Undercroft.

EASEMENTS WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to all easements, wayleaves and public rights of way whether mentioned in these particulars or not.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fitting and garden ornaments are specifically excluded but may be available by separate negotiation.

STATUTORY AUTHORITY

Rutland County Council: 01572 722577

VIEWING

The property may only be inspected by prior arrangement through King West, tel: 01780 484520 or Moores Estate Agents 01572 757579.

DIRECTIONS

From Stamford and the A1 take the A606 west via Empingham and Whitwell along the north shore of Rutland Water. By Barnsdale Lodge Hotel turn right signposted to Exton. Continue down Exton Lane then after about a quarter of a mile turn left to Burley. At the T-junction with the B668, next to the water tower, turn left and proceed towards Burley.

Just before the village turn left by the oak post into the grounds of the mansion. Continue around the Cour D'Honneur to the north front of the house and park to the left of the steps. The gate to the Church Wing is to your right and gives entrance to the private courtyard and steps up to the entrance door.

From Oakham and the bypass take the B668 sign posted to Burley-on-the-Hill and Cottesmore. Ascend the hill, pass the village and parkland entrance. Burley-on-the-Hill Mansion will be found on the right with oak gate posts either side, then proceed as above.
IMPORTANT NOTICE

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