

# Chelvey Court

Chelvey Road, Chelvey, North Somerset



# An impressive and delightful Grade II\* listed 17th century country house of architectural interest situated in a park-like setting with tree lined approach and lovely views across to the Tyntesfield estate.

Bristol 8.5 miles | Bristol Airport 4.5 miles | Nailsea & Backwell Rail Station 1.6 miles | M5(J19) 8 miles  
Cribbs Causeway Regional Shopping Centre 14 miles | Bath 21 miles | Wells 20 miles | Backwell Village 1.5 miles.  
(Distances and times approximate).



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## Summary of accommodation

### Main House

**Ground Floor:** Reception hall | Sitting room | Dining room | Family room | Breakfast kitchen with Aga  
2 bedrooms | Shower room | Outside w.c | Covered entrance | Store room | Workshop

**Upper Ground Floor:** Inner hall | Sitting room | Breakfast/dining room | Kitchen | 3 bedrooms | Cloakroom  
Bathroom | Utility room

**First Floor:** Inner hall | 5 bedrooms one opening to balcony | Bathroom | 2 Shower rooms

**Attic Floor:** Bedroom | Study

### Garden and Grounds

Stone and tile four bay carport | Timber barn | Open fronted summer house | Mixed orchard | Topiary garden  
Landscape gardens | Sweeping drive approach | Park-like setting

**In all about 5.53 acres**





## Situation

(Distances and times are approximate)

Chelvey is a quiet and pretty hamlet comprising mainly period property located about 8.5 miles south west of Bristol and about 1 mile west of Backwell. It has a 12th century Grade I listed church. There are open south facing views to wooded hills across open farmland to the south and to north, across to the Tyntesfield estate.



Backwell has an excellent range of shopping facilities and Brockley Stores Farm Shop is about 1.5 miles away.



The Backwell Academy is Ofsted rated 'good'. Private schooling is available in Bristol, Sidcot and the Downs Preparatory School at Wraxall. There are two primary schools in Backwell both rated 'Outstanding' by Ofsted.





## The Property

Chelvey Court was built as a large manor house in the Stuart period. It is a stunning property of great historic interest dating from the early to mid 1600s, full of charm and atmosphere.

The present owners, two families, bought the property in a near derelict condition in the mid 1980s and have since lovingly restored the buildings in accordance with SPAB principles (Society for the Protection of Ancient Buildings). And, from a dull piece of land, they have produced a magnificent piece of landscape with terraces, an amphitheatre and over a thousand trees, all now mature.

While occupied by two families living quite independently in their own sections (fully separated for fire and sound transmission purposes) the house could seamlessly be reinstated as one.

The magnificent oak Jacobean staircase, six feet wide with splendid turned balusters and newels, is arranged around a square stairwell, rising up from ground through to the top floor. A huge pendant of ornamental plasterwork hangs above the stairwell; it's been there since the early 1600s.

Each 'house' opens onto this staircase so that it functions as a secondary means of escape in case of fire - although it equally serves as a venue for small concerts and other gatherings.

All over the house, there are features original to the Stuart period, intact and in good working order. There are stone mullion windows under drip mouldings, carved stone fireplaces some superbly carved (a number with log burning stoves), painted panelled rooms, pennant stone flooring at ground level (one large room paved in limestone thought to be of the older Tudor period), some original oak flooring remains in the upper floors; there are stone internal archways, ancient window shutters, and window seats.

Chelvey Court is in a slightly elevated position and the views from the house and grounds are superb. To the north east views are over adjoining farmland to wooded hills, Tyntesfield and Belmont Hill, and to the west over its land and park-like setting.

# Outside

A sweeping drive between an avenue of forty-five Lime trees through rich landscaping leads to a turning circle on the north side of the house where there is a four-bay stone-and-clay-tile open-fronted barn. From this approach, the great house has an almost castle-like appearance, monumental stone-gabled with a dozen or more stately chimneys all repaired most beautifully. A detached timber framed and clad barn sits opposite the house with a big woodburning stove to heat its interior and lofty ceiling; a contemporary design with a huge north-facing window, perfect for a workshop or studio.

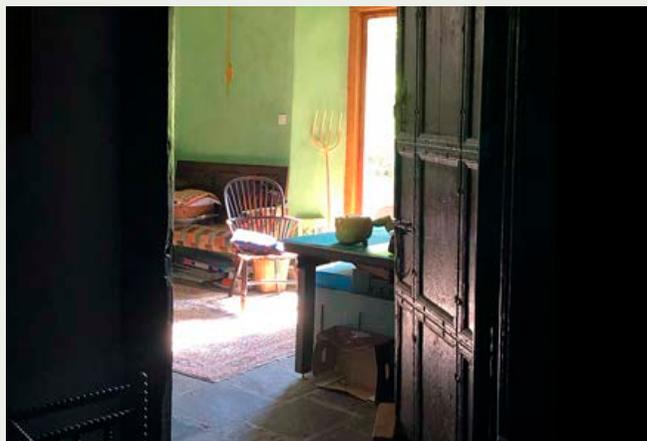
There is parking for a number of vehicles amongst mature Copper Beech and Oak trees.

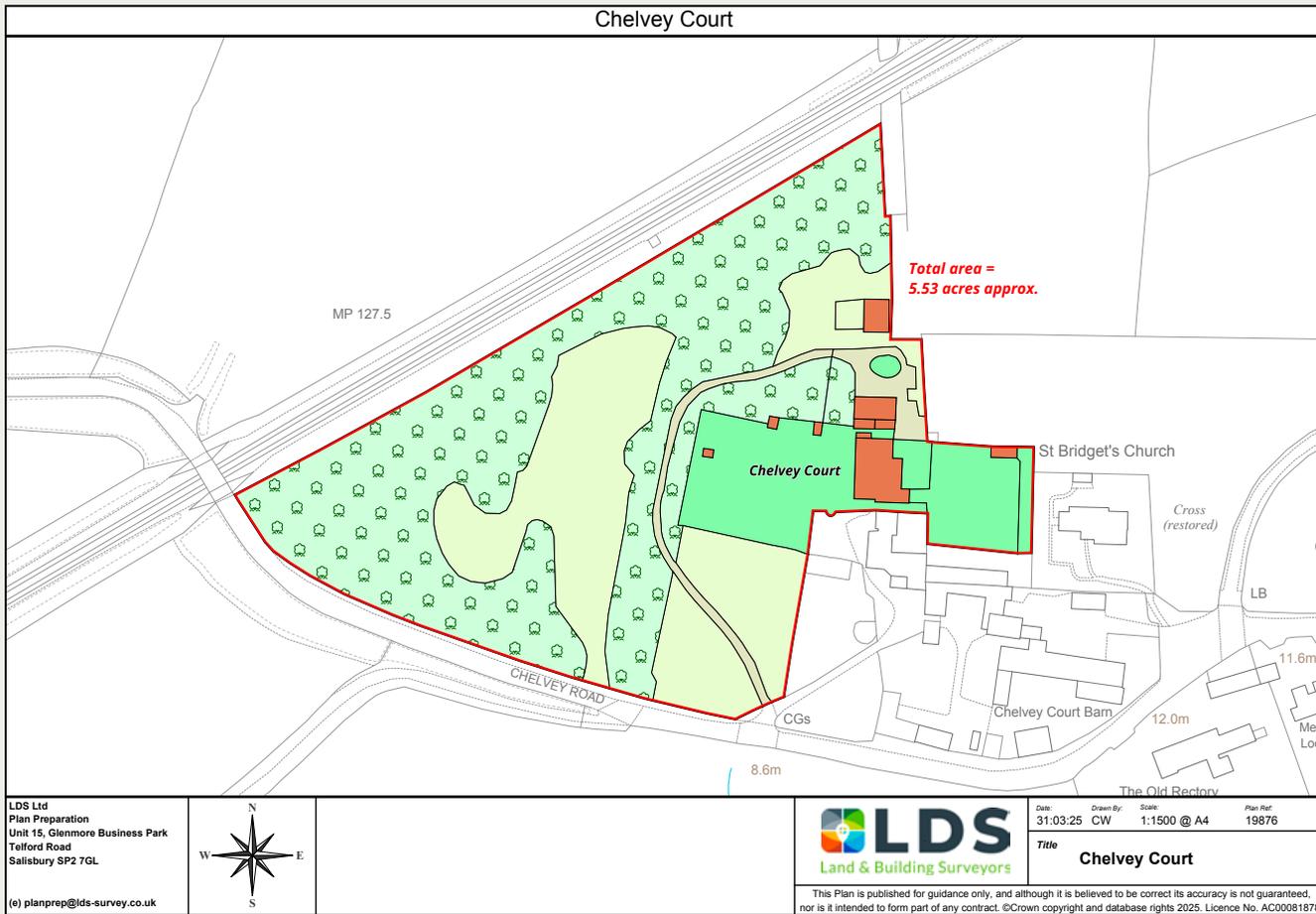
The walled 'top garden' to the East is beautifully designed and formal. Here, there is a small open fronted south facing garden. Framed by 13thC St Bridget's church on one side and Chelvey Court's entrance facade on the other, there are level lawns, an intricate design of topiary box and yew, other taller topiary, a water feature, and a personal pathway leading to the church.

A secluded 'sunken' garden on this east side is accessed by three doors opening out from the ground floor.

The gardens to the West have boxed Yew hedges demarcating neighbouring Chelvey Old Hall from Chelvey Court. There are expanses of lawn with mown pathways through a mixed orchard of Apple, Pear, Plum, Quince, Medlar and Walnut – leading to a kitchen garden with raised beds and greenhouse. Each of the gardens is surrounded by rubble stone walls, well-maintained and recently re-pointed.

Around the house are outbuildings including two charming stone pyramid roofed buildings, an open sided summer house, a tunnel, boxed yew hedges and mature trees including an ancient Yew, two majestic Robinia (False Acacia), Beech and Oak. Pathing is Breedon Gravel edged with granite setts.





# Property Information

**Tenure:** Freehold

**Services:** Main water, electricity and drainage connected. Heating provided by a mix of oil central heating, oil-fired Aga, electric night storage heaters, log burners and electric ceramic heaters. Superfast broadband provided by Gigaclear

**Local Authority:** North Somerset

**Council Tax:** Band G

**Offers in excess of £1,950,000**

**Directions (BS48 4AA):** When in Chelvey Road from the Backwell direction, pass St. Bridget's church. The entrance drive to Chelvey Court is seen along on the right-hand side.

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



## Approximate Gross Internal Floor Area

Main House = 712.4 sq m / 7668 sq ft

Outbuilding = 37.8 sq m / 407 sq ft

Total Areas = 750.2 sq m / 8075 sq ft

(Excluding Void / Shed)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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