

THE CHYKNELL HALL
— ESTATE —

SHROPSHIRE







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CLAVERLEY, BRIDGNORTH, SHROPSHIRE WV15 5PP

Claverley 1.0 miles – Wolverhampton Halfpenny Green Airport 4.3 miles – Bridgnorth 5.6 miles – Wolverhampton 11.3 miles
Shrewsbury 26 miles – Birmingham City Centre 28 miles – Birmingham International Airport 36 miles
(Distances are approximate)

‘An exceptional private estate’

Outstanding principal residence with immaculate interiors in formal gardens and grounds

Outdoor swimming pool and tennis court

5 additional houses and cottages

Substantial range of traditional buildings

Productive arable land, pasture and woodland extending to 201.89 acres

In addition, Sporting Rights owned across a further 427 acres and another 684 acres
currently let in to provide a shoot across 1,312 acres

Available as a whole



**Knight
Frank**



Knight Frank Country Department
55 Baker Street
London W1U 8AN

Will Matthews
will.matthews@knightfrank.com
+44 (0) 20 7861 1440

www.knightfrank.com

Knight Frank Worcester
Kingsway House, 40 Foregate Street
Worcester WR1 1EE

Charles Probert
charles.probert@knightfrank.com
+44 (0) 1905 746 884

Savills Private Office
33 Margaret Street
London W1G 0JD

Crispin Holborow
cholborow@savills.com
+44 (0) 20 7409 8881

www.savills.co.uk

Savills Telford
Hall Court
Telford TF3 4NF

Rhydian Scurlock - Jones
rsjones@savills.com
+44 (0) 1952 239 529

Viewing by appointment only.

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Summary

The Chyknell Hall Estate is a unique, private estate extending in all to about 201 acres. The Estate comprises a substantial, Grade II Listed residence, five additional properties, with exceptional gardens, parkland and arable land. Chyknell Hall Estate presents an outstanding opportunity to acquire a secluded corner of Shropshire

countryside with uninterrupted, far reaching views. Chyknell Hall has been extensively and sympathetically renovated throughout to an exceptional standard. Combining original character features with modern family living, with carefully curated entertaining spaces unique to the property.

Externally, the gardens and grounds have been thoughtfully considered and create an exceptional sporting estate. Two ornamental lakes complete with cascade provide a unique addition to the land.



Situation

The Chyknell Estate is situated in the rural county of Shropshire, in the open countryside. The desirable village of Claverley is approximately 1 mile to the east, providing amenities such as Post Office, public house and All Saints Church. The larger market town of Bridgnorth is about 6 miles to the west. Situated on the banks of the River Severn and steeped in history, Bridgnorth offers a thriving community, with amenities including supermarkets, independent and high street shops, restaurants and leisure facilities. Shrewsbury, Ludlow and Birmingham are all within 30 miles of the property, the latter providing national and international flights. Wolverhampton Halfpenny Green Airport is an international private jet airport only 4.3 miles southeast of the Estate. A direct rail service is available to London from Wolverhampton, with a journey time of 1 hour and 37 minutes.

Chyknell Estate, extends to approximately 201 acres, nestled in quiet and idyllic parkland. The main house occupies a central position taking full advantage of unspoilt views across Shropshire. The Estate is accessed along a private driveway with well-maintained permanent pasture, interspersed with mature parkland trees. The Estate has undergone significant improvements internally and externally, providing an exceptional private, yet accessible family home and sporting estate.



History

Chyknell Hall is a handsome, Grade II listed Regency house, designed by John Haycock and originally built in 1814. The house itself has been renovated throughout and enjoys the benefits of modern day living, whilst preserving and restoring the original characteristics designed by Haycock. In 1915 the Hall was greatly enhanced to include extensive works to the outstanding gardens. Completed by Russell Page, one of the most influential designers of the period, famous for his 'manipulation of space, form and volume'. The ownership of Chyknell Estate can be traced back as far as medieval times and this is only the fourth time in its history it has been available to purchase or offered for sale.



Chyknell Hall

The Hall occupies an elevated position, enjoying expansive views across the surrounding parkland and exquisite gardens. Internally, the house has been significantly restored and modernised in the last 7 years, designed and curated by renowned interior designer Guy Goodfellow. On entering the Hall you are brought directly into the main Entrance Hall and stairway. The house benefits

from exceptionally designed reception rooms to include; Drawing room, Dining room and Library, complete with original ornate, marble fireplace surrounds, cornicing, and large bay windows with outstanding views across the lawns. Located off the rear hallway is a large family, 'Cleary & Hall' Kitchen, a 'La Cornue' central island cooker providing a unique focal point. The breakfast area

provides dual corner seating with French doors leading to the inner courtyard. The Bannerman courtyard, which has been mirrored on 5 Hertford Street, features automatic roof covers, internal surround sound system and heaters, the courtyard provides a stunning oasis perfectly created for al-fresco dining and entertaining.



Accommodation

The ground floor accommodation continues with Billiards room, Study, Estate office, prep kitchen/flower room with boot room and the Loggia.

The Loggia comprises an outdoor entertaining space, with integrated fire pit, heaters and sound system. Overlooking a delicate lavender and box parterre onto the pleached lime lawn beyond, creating a seamless transition between indoor and outdoor living space.

The impressive cantilevered staircase leads from the Entrance Hall to a galleried landing. The principal bedroom suite benefits from a large bay window, enjoying south facing views across the gardens and parkland, together with an opulent en-suite and dressing room. There are a further 8 bedroom suites to the first floor, each having been designed and curated with individual features and decor to match. To the second floor there are a further two bedroom suites with living area, perfect for guest accommodation.

Chyknell Hall has a cellar complete with wine tasting room, silver safe and plant room facilities, including the Building Management System (BMS), hot water system and boiler room all controlled using Trend.















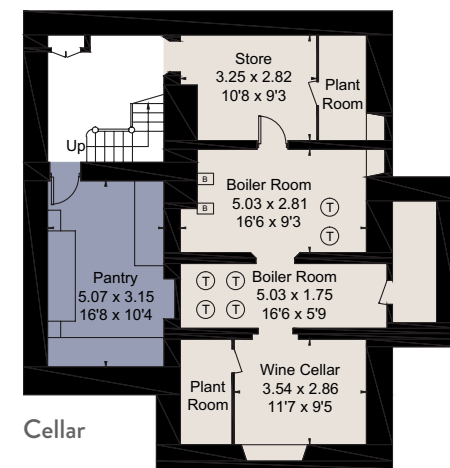


Chyknell Hall - Floor Plans

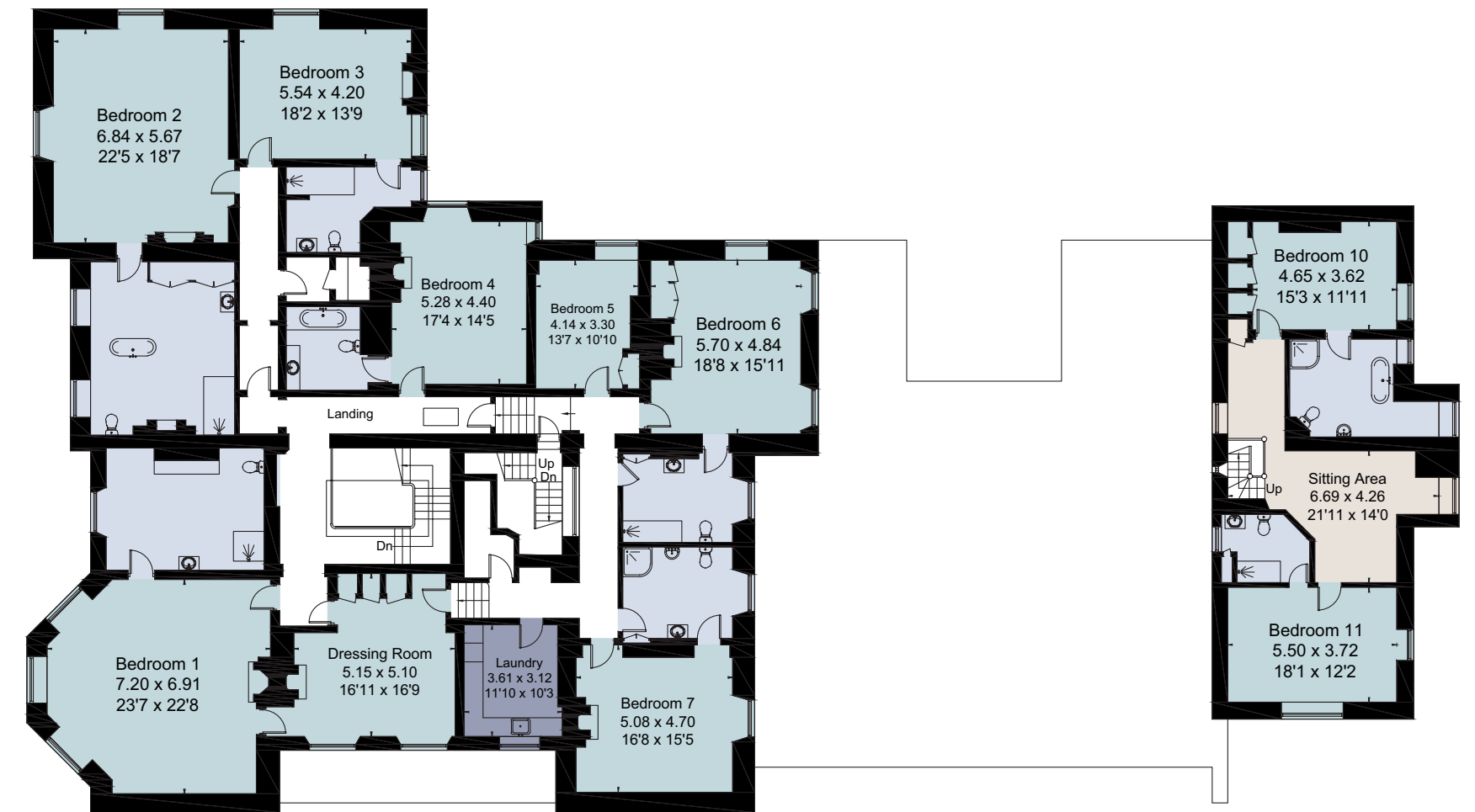


Ground Floor

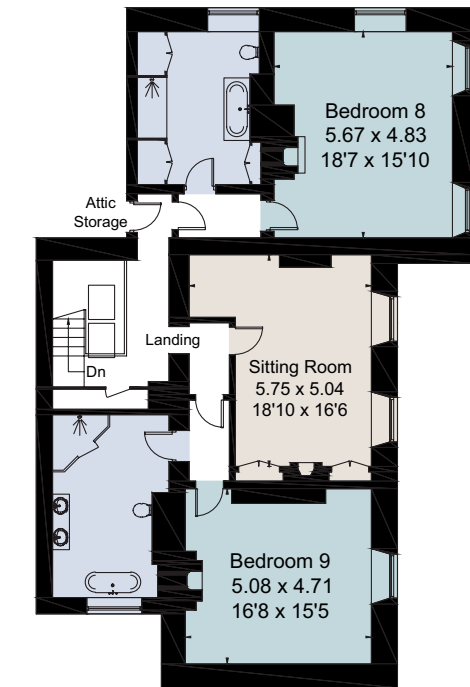
Approximate Gross Internal Floor Area:
 Chyknell Hall - 1371.7 sq m / 14,765 sq ft
 Cellar - 96.3 sq m / 1,036 sq ft
 Greenhouse / Bin Store - 28.5 sq m / 307 sq ft
Total - 1,496.5 sq m / 16,108 sq ft
 (Excluding Courtyard / Loggia)
 For identification only, not to scale.



Cellar



First Floor



Second Floor

Gardens

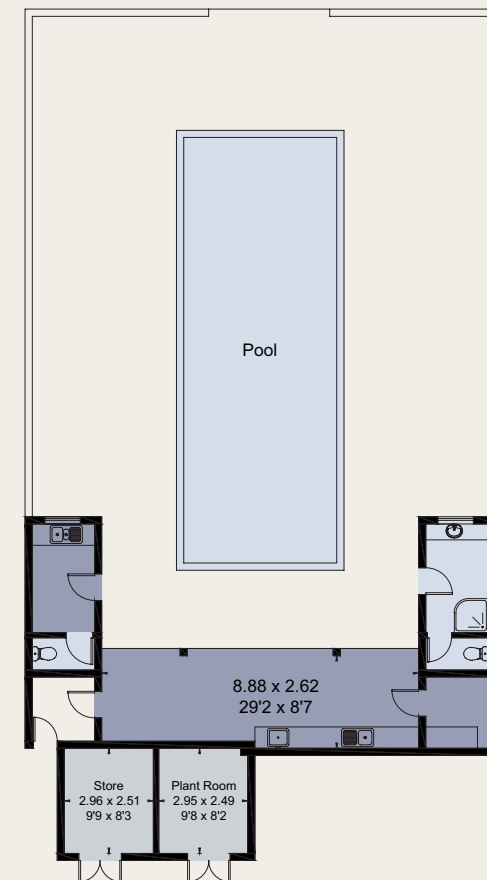
The gardens at Chyknell are an outstanding feature. A creation of Russell Page, arranged into compartments, each with an alternative character and focus. Providing privacy to the south facing elevation, is a vast clipped yew, sheltering the formal lawns, bordered by mature yew hedging with expansive views across the ha-ha to the parkland. Continuing around the elevations, a paved pathway leads to another lawn with beautiful herbaceous borders, with a variety of flowers and shrubs. Adjacent

is the pleached lime lawn, an immaculate feature of the garden enjoyed from the comfort of the Loggia. Beyond the wild meadow, protected by a low wall, is the swimming pool, featuring two changing rooms with WC, showers and large pool house. The swimming pool is heated by a Ground Source Heat pump and benefits from sound system and lighting. Adjacent is the all-weather tennis court, dramatic woodland, kitchen garden and walled orchard, completed with heritage variety fruit trees.

Approximate Gross Internal Floor Area:

Swimming Pool Buildings - 36.9 sq m / 397 sq ft
(Excluding Open Spaces)

For identification only, not to scale.



Swimming Pool Buildings







The Courtyard

Situated off the western carriage driveway is the Grade II Listed courtyard. Comprising a range of traditional buildings dating back to 1792, the buildings have been sympathetically converted to provide three residential dwellings as well as providing over 9,000 sq ft of additional conversion potential, subject to planning, that are currently used for storage.

THE COACH HOUSE

Comprising of one reception room, kitchen, utility and bedroom to the ground floor and three bedrooms to the first. The Coach House has been finished to a high standard internally.

STABLE COTTAGE

Adjoining The Coach House, is Stable Cottage, comprising two reception rooms, kitchen and boot room to the ground floor, and three bedrooms to the first.

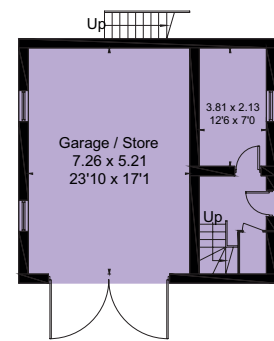
STABLE FLAT

Stable Flat provides first floor accommodation over a large garage. Comprising large sitting room, kitchen and a bedroom.

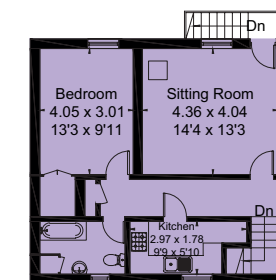


The Courtyard ~ Floor Plans

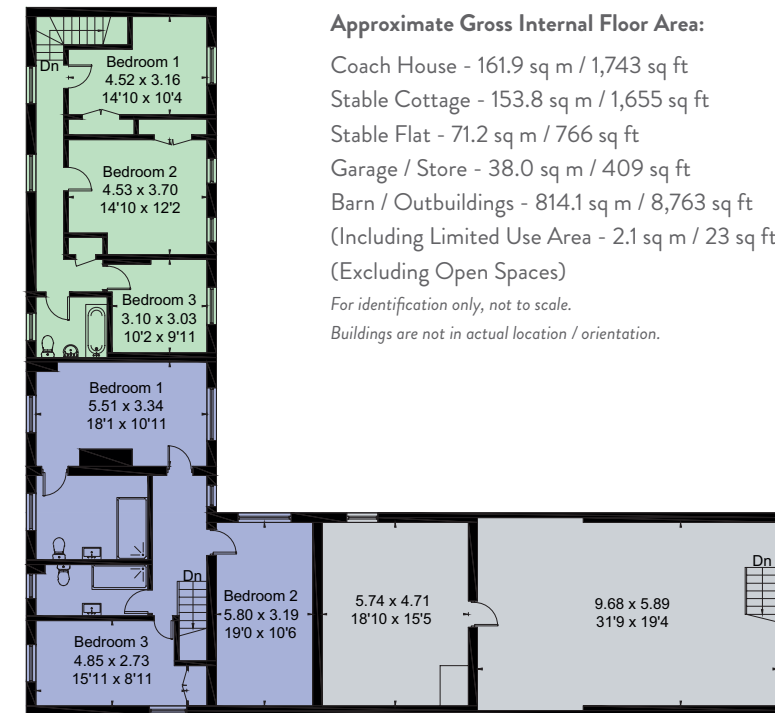
Stable Flat - Ground Floor



Stable Flat - First Floor



Stable Cottage -
First Floor



Approximate Gross Internal Floor Area:
 Coach House - 161.9 sq m / 1,743 sq ft
 Stable Cottage - 153.8 sq m / 1,655 sq ft
 Stable Flat - 71.2 sq m / 766 sq ft
 Garage / Store - 38.0 sq m / 409 sq ft
 Barn / Outbuildings - 814.1 sq m / 8,763 sq ft
 (Including Limited Use Area - 2.1 sq m / 23 sq ft)
 (Excluding Open Spaces)
 For identification only, not to scale.
 Buildings are not in actual location / orientation.

Coach House - First Floor

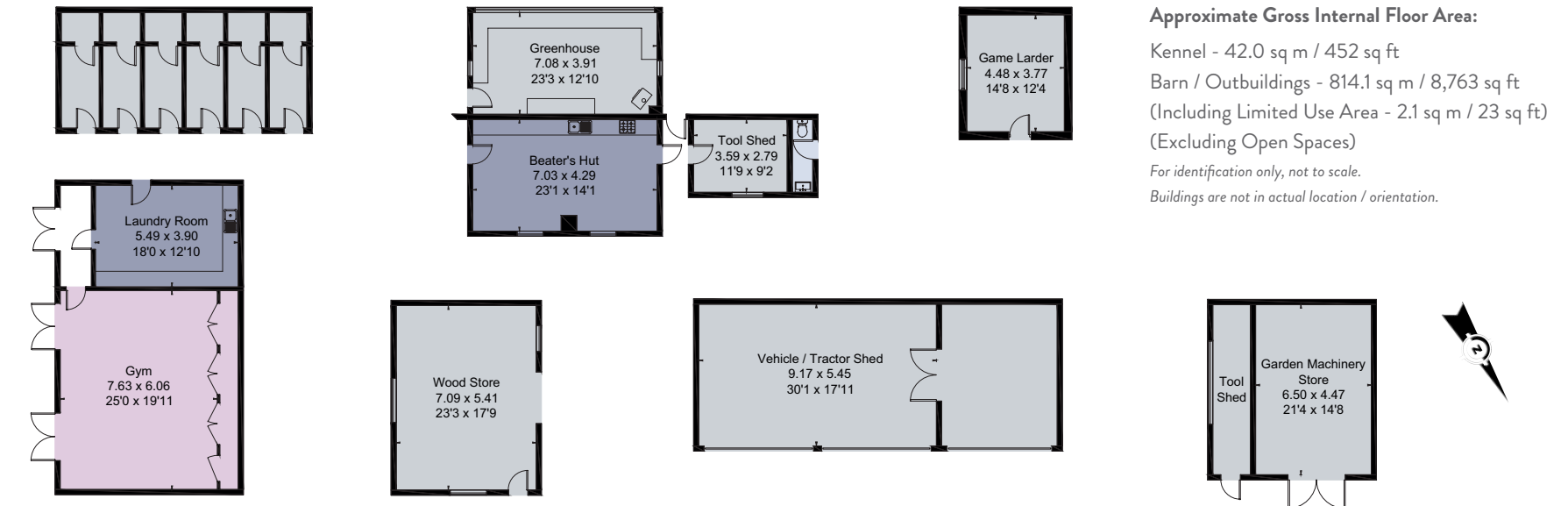
Stable Cottage - Ground Floor



Coach House - Ground Floor

Estate Yard

In addition to the traditional buildings there are a further range of buildings to the rear. Featuring a steel portal shutter doors and integrated security system. Tool shed, with gardeners facilities, timber clad beaters room with log burner and kitchen and kennels.



Approximate Gross Internal Floor Area:
 Kennel - 42.0 sq m / 452 sq ft
 Barn / Outbuildings - 814.1 sq m / 8,763 sq ft
 (Including Limited Use Area - 2.1 sq m / 23 sq ft)
 (Excluding Open Spaces)
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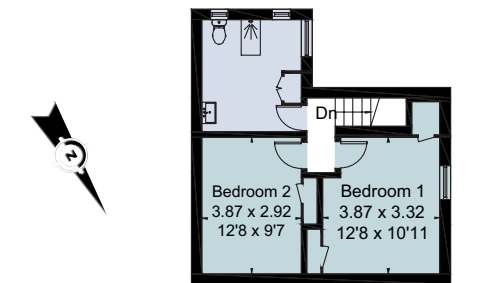
Additional Cottages

CHYKNELL LODGE

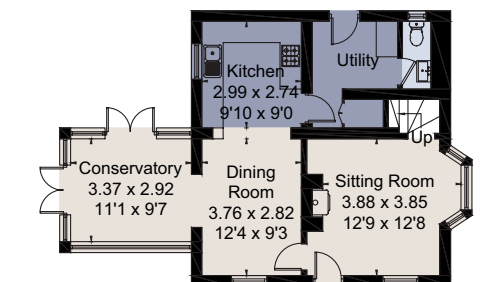
Situated at the eastern entrance to the Estate is Chyknell Lodge. Occupying a secluded position, the lodge comprises two reception rooms and two bedrooms, with private gardens surrounding.

4 WALLHILL COTTAGE

Located outside of the main parkland is 4 Wallhill Cottage. Benefitting from approved planning permission for redevelopment into an improved residential dwelling, the cottage occupies an idyllic, private position.



Chyknell Lodge - First Floor



Chyknell Lodge - Ground Floor

Approximate Gross Internal Floor Area:
 Chyknell Lodge - 100.4 sq m / 1,081 sq ft
 For identification only, not to scale.



Chyknell Lodge

The Land

Extending in all to about 182 acres the land at Chyknell Estate comprises of approximately 41 acres of mature broad-leaf woodland, about 30 acres of grass leys, and 110 acres of permanent pasture, the majority of which is parkland. Scattered across the parkland are beautiful mature oak and chestnut trees.

The arable land at Chyknell Estate is Grade 2 according to the Agricultural Land Classification, where the scale runs from Grade 1 being the highest quality, to Grade 5. The remaining pastureland is Grade 3.



Sporting

In addition to the freehold ownership, the Estate benefits from ownership of an additional 427 acres of sporting rights. Further to the owned sporting rights the Estate lets in 684 acres of additional land on the following licences;

- 226 acres to the south-west of the estate.
10-month sporting licence.
- 392 acres to the north east of the estate.
10-month sporting licence.
- 66 acres to the north of the estate.
5-year sporting lease/licence.

The shoot has been enhanced and developed sensitively to create an outstanding pheasant and partridge shoot. Witnessing significant upgrades during the current ownership, utilising the shoot for family and entertainment days, amounting to 10-15 days per season.





General Remarks

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 available upon completion to the majority, with Stable Flat subject to tenancy and the land let on licence.

SPORTING, TIMBER AND MINERALS

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

PLANNING AND DESIGNATIONS

| Address | Designation |
|--------------------------------|-------------|
| Chyknell Hall | Grade II |
| The Courtyard at Chyknell Hall | Grade II |

The Estate is situated within a Nitrate 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.

SERVICES, EPC RATING AND COUNCIL TAX BAND

| Address | Services | EPC Rating | Council Tax Band |
|-----------------|--|------------|------------------|
| Chyknell Hall | Mains water, mains electricity, fibre broadband, oil fired central heating (gas for the kitchen) and private drainage. | F | H |
| The Coach House | Mains water, mains electricity, fibre broadband, oil fired central heating and private drainage. | D | D |
| Stable Cottage | Mains water, mains electricity, fibre broadband, oil fired central heating and private drainage. | E | B |
| Stable Flat | Mains water, mains electricity, oil fired central heating and private drainage. | F | A |
| Chyknell Lodge | Mains water, mains electricity, fibre broadband, oil fired central heating and private drainage. | G | |
| 4 Hill Cottage | No services connected but all available in proximity. | N/A | N/A |



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 chargeable for the purposes of VAT, such tax will be payable in addition to the purchase price.

FIXTURE AND FITTINGS

A list of fixtures, fittings and furnishings is included in the sale. In addition, some contents could be made available by separate negotiation.

PLANS, AREAS AND SCHEDULES

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

VIEWINGS

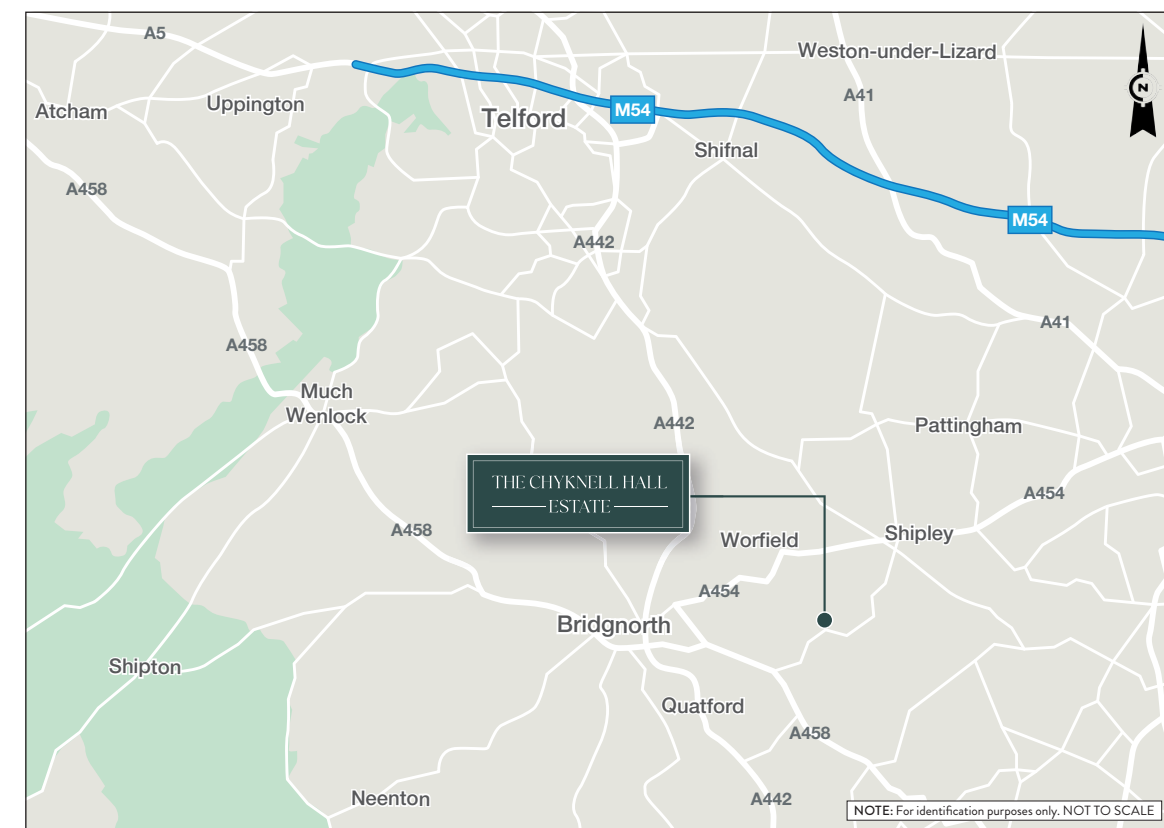
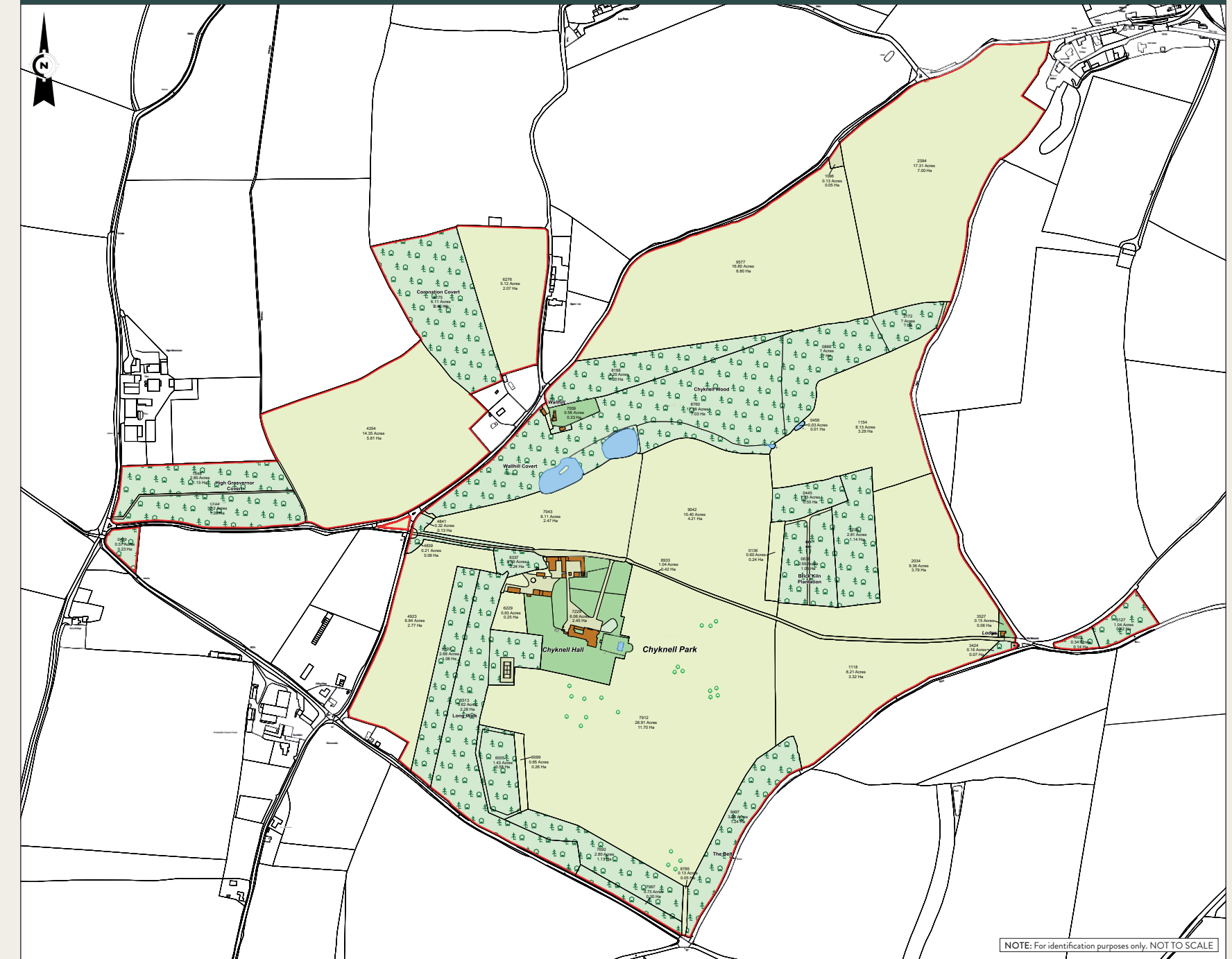
Viewings are strictly by prior appointment and are to be arranged through the vendors agents.

DIRECTIONS

What3words to the entrance gates:
///shrubby.from.conductor



Estate Plan





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Knight Frank Country Department
55 Baker Street
London W1U 8AN

Will Matthews
will.matthews@knightfrank.com
+44 (0) 20 7861 1440
www.knightfrank.com

Knight Frank Worcester
Kingsway House, 40 Foregate Street
Worcester WR1 1EE

Charles Probert
charles.probert@knightfrank.com
+44 (0) 1905 746 884

Savills Private Office
33 Margaret Street
London W1G 0JD

Crispin Holborow
cholborow@savills.com
+44 (0) 20 7409 8881
www.savills.co.uk

Savills Telford
Hall Court
Telford TF3 4NF

Rhydian Scurlock - Jones
rsjones@savills.com
+44 (0) 1952 239 529

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