



Newbold Pacey Hall

Near Warwick



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A late eighteenth century listed mansion with handsome principal rooms, coach house and stableyard with a range of Georgian outbuildings. In a parkland setting in the heart of rural England with countryside views and excellent links to Warwick and the motorway network. In one family's ownership throughout its history.

M40 South (J13) 2 miles, M40 (J14) 3 miles, Warwick 5 miles, Leamington Spa 5 miles (intercity trains to Birmingham and to London Marylebone from 60 mins), Stratford-upon-Avon 8 miles, Banbury 15 miles, Birmingham International Airport 24 miles, London Heathrow Airport 82 miles, London 93 miles (All distances & time are approximate)

Accommodation & Amenities

Pillared portico | Morning room | Library | Dining room | Cloakroom and w.c. | Superb stair hall with cantilevered stone staircase and cupola | Sitting room | Kitchen/breakfast room | Utility room

Cellars with wine cellar and boiler room

First floor drawing room | 3 bedrooms with dressing rooms and 3 bathrooms

4 second floor bedrooms | Dressing room | 2 bathrooms | Store | Hobbies room | Separate attic room

North wing annexe with hall | Sitting room | Kitchen/breakfast room | 2 large bedrooms and bathroom and with further potential cottage with hall | Boiler room

Store with mezzanine | Bathroom | Kitchen/living room | 2 bedrooms | Courtyard with lean to stores and wc.

In all about 12,455 square feet

Range of outbuildings of about 5,500 square feet with coach houses, stables, workshop and garden stores, clock tower and lofts

Gardens and grounds | Walled gardens | Estate yard | Parkland and woodland | Site of former tennis court | Pond | Former ice house

In all about 11.95 acres

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Situation

Newbold Pacey Hall is privately positioned behind a tree screen on the edge of the village with unspoilt views over its parkland to gentle Warwickshire hills beyond.

Newbold Pacey has a parish church and in the nearby village of Ashorne there is a cricket ground and public house. The bucolic village is unaffected but well-placed for access to all of England.

The county town of Warwick, Leamington Spa with its Regency architecture and Spa town elegance and Stratford-upon-Avon with its Shakespearian heritage and theatres have a wide range of shopping, restaurants and amenities. Day-to-day shopping at Wellesbourne about 2 miles away.

The property is excellently located with ready access to the M40 (J13) to London and M40 (J14) to two international airports, Birmingham, Coventry and the West Midlands centres of employment and Warwick University.

There is an Intercity train service on the Chiltern line and a Parkway station at Warwick, and further stations at Leamington Spa and Banbury.

There is a range of state, grammar and private schools in the area to suit most requirements including Warwick Prep School and Public School and King's High School for girls in Warwick, Kingsley School for Girls and Arnold Lodge School





in Leamington Spa, Stratford Grammar Schools and the Croft Prep School in Stratford.

There are golf courses at Stratford upon Avon and Leamington Spa, Tadmarton and Brailes, racing at Warwick and Stratford and fishing and sailing at Draycote water.

The Cotswolds lie a short distance to the south along the Fosse Way.

There are a number of livery yards in the area and polo at Cirencester, Rugby and Stoneythorpe near Southam.



Newbold Pacey Hall

Newbold Pacey Hall has been in the same family since the house was built by William Little in about 1780 - 1790, when he inherited the site and an older, probably Tudor, house from his aunt Jane Cheveley. The family links with the manor of Newbold Pacey are believed to go back much further, John Cheveley having inherited from his aunt in 1530. The family have connections to the Suckling family. Mary Suckling was Horatio Nelson's favourite aunt and the one who persuaded him to go to sea.

During the Second World War the property was requisitioned by the Iron and Steel Corporation. They relocated to Ashorne Hill after the war, and handed Newbold Pacey back to the family.

The house is listed Grade II and is of special architectural or historic interest. The older part of the house is rendered. The rear brick wing is nineteenth century and the stable range part Georgian and part Victorian. The walled gardens to the side of the house, and the entrance garden sweeping round







the house to the ha ha offer long views of parkland with views of undulating Warwickshire countryside when viewed from the garden and all floors of the house.

The house and outbuildings, although being of great stature, require investment. The proportions, architectural elements, lofty ceiling heights of much of the house will more than justify this. With six-panel mahogany doors, fine cornicing, timber flooring and lovely fireplaces the house is very unspoilt.

Approached by a pillared Tuscan portico with moulded doorcase and fanlight, the house has Georgian sash windows. To the east elevation is a pedimented gable and two tall French windows flanked by Venetian windows with Doric columns serving the morning room and the kitchen. The first floor drawing room on this elevation has tall windows with lattice grilles.

The tall principal rooms include: the morning room facing south and east, with a wooden oak floor and cast iron fireplace with marble surround; the library with bookcases

to three walls and a more modern fireplace and the dining room with oak floor, two pairs of tall shuttered French doors to the garden and cornice and plaster panelled walls, marble and cast iron fireplace, this is a beautiful room. In the flagstone stair hall the staircase is a major attraction of the house. Topped by an elegant glazed cupola, the stone cantilevered curved staircase rises to all floors.

There is a kitchen/breakfast room with oil fired Aga, sink, kitchen units and appliances, sitting room with ample storage, cloakroom with separate wc, utility room and extensive cellarage.

The first floor drawing room with its tall French windows with lattice balustrades overlooks the park and has a fireplace and cornice. The height of this room and the dining room below are such that they take up the full three storey height of the house. There are two substantial dual aspect bedroom suites to the front with dressing rooms.

Bedrooms have cast iron fireplaces all with different designs, attractive views, and second floor bedrooms are also well-proportioned and attractive. Off the back staircase is a hobbies room, possibly a former nursery, and, separately accessed, a further attic room.

The North Wing can be accessed from the main accommodation, but is currently a self-contained cottage with its own entrance achieving a rent of £950 per month on an Assured Shorthold Tenancy, and the rooms at the end of the north wing have been occupied as a further cottage.

Openings exist on the ground and first floors of the North Wing with rooms of equal standing to the main house which could easily form part of the main dwelling.

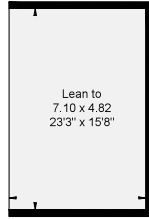


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Recreation

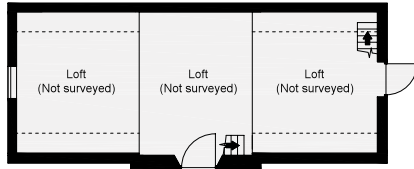
Approximate Gross Internal Floor Area
House: 1,157 sq m (12,455 sq ft)
Outbuildings: 511 sq m (5,500 sq ft)
Total: 1,668 sq m (17,955 sq ft)

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





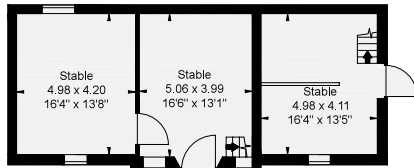
Denotes restricted
head height



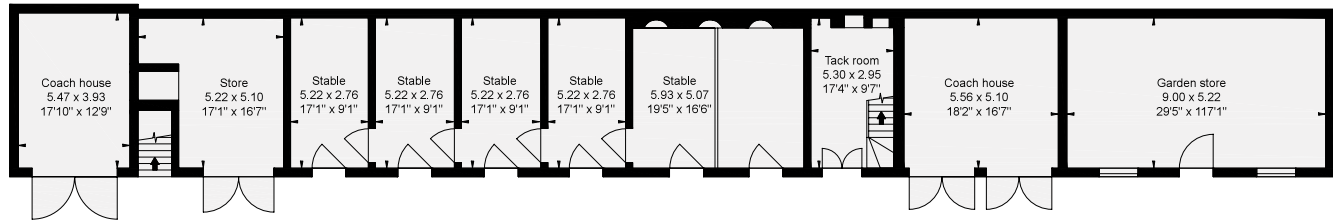
Outbuilding First Floor



Outbuilding First Floor



Outbuilding Ground Floor



Outbuilding Ground Floor

Not shown in
actual location /
orientation



Stable Range

Framing the north side of the house are the fine Georgian and Victorian set of former stable, coach house and yard, and a clock tower. Some internal stable partitions remain, and doorways and coach house doorways are elegantly curved, stable doors with fan lights above, keystones slate roofs and panelled doors.

Plans were produced some years ago by Hawkes Edwards conservation architects of Stratford-upon-Avon for conversion of the range to two substantial dwellings and in discussion the Conservation Officer indicated a change of use would be supported.

Gardens and grounds

Approached through iron gates with roadside metal railings, a gravelled drive passes through a spinney of trees and shrubs, which also has a path from the hall to the church, to a gravelled turning and parking circle. The gardens are lawned to the south and east sides, with a croquet lawn and ha-ha to the parkland beyond. To the west side of the house the gravel drive continues past yew and box topiary, lawn, fruit trees, roses and shrubs to double wooden gates and the wall to the stableyard. Walled courtyard to the rear of the house.





Behind the stable buildings and coach house is the walled estate yard with dilapidated buildings and a walled kitchen garden which is well-maintained and productive. The main walled garden has a high brick boundary wall with lawns box hedged paths and vegetable garden.

The ornamental Georgian parkland is laid out in the Imperial style at the time the house was built with ancient pasture and sunken fence to the boundary and contains fine mature specimen parkland trees including lime, oak, field maple and Scots pine. There is separate highway access to the park from the northern boundary of the property and a woodland incorporating the former ice house to the hall. Woodland around the garden contains a pond, which would benefit from restoration, and the site of the former tennis court, now overgrown.

Further parkland might be available by separate negotiation.

Services

Mains electricity and water. An easement will be granted for the water pipe across retained land from the village green. Private drainage running to the rear of the stables. Oil fired central heating. Telephone and broadband with fibre to the village.

Directions (CV35 9DP)

From the M40 (J14 or J13) take the A4100 towards Gaydon, turn right signed Newbold Pacey and Wellesbourne. In Newbold Pacey the entrance to Newbold Pacey Hall will be found immediately on the left at the first left hand turn in the village.

Terms

Tenure: Freehold

The property is sold with vacant possession and no onward chain, currently there is a tenant under an Assured Shorthold Tenancy in the North Wing.

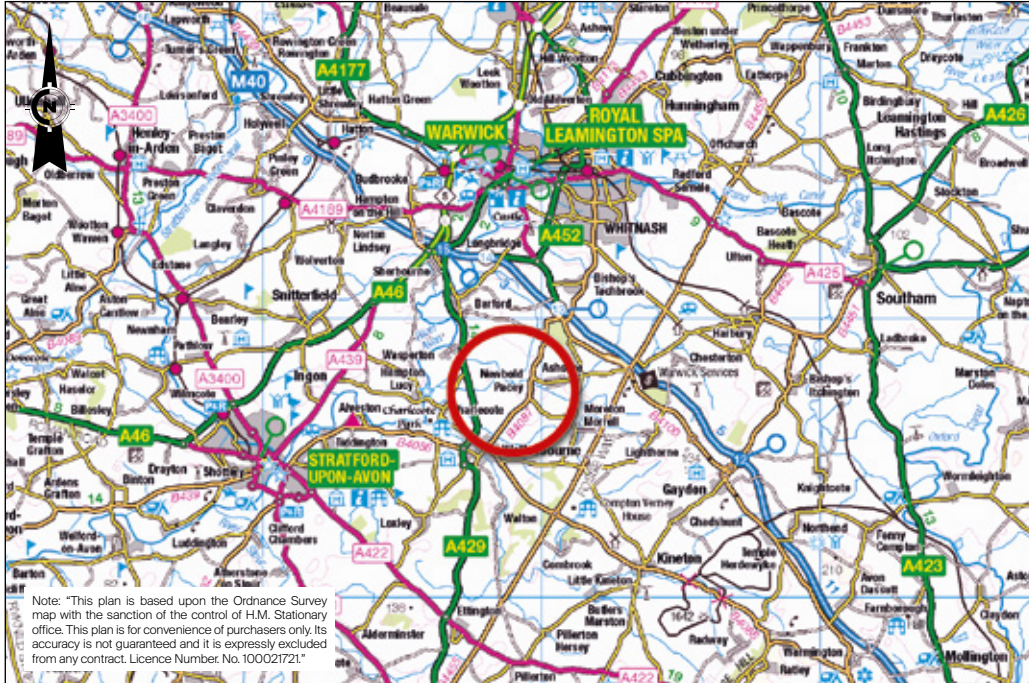


There are no rights of way over the property being sold.

Local Authority: Stratford on Avon District Council. Telephone: 01789 267575

Viewing

By prior appointment only with the agents. All parties will be required to comply with C-19 guidelines.



Connecting people & property, perfectly.

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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