



Chelvey Court Chelvey Road, Backwell

In Excess of £1,950,000



Chelvey Court Chelvey Road

Backwell, Bristol

Beyond an avenue of forty six mature lime trees, the stone gables and tall chimneys of Chelvey Court rise from approximately 5.53 acres of beautiful gardens and grounds. Dating from the early 1600s, this remarkable Grade II* listed Jacobean manor house has a history, atmosphere and character that can be felt throughout.

Owned by the same two families for around forty years, the house and grounds have been carefully restored following the principles of the Society for the Protection of Ancient Buildings, preserving the original fabric and character of the property.

Arranged over three floors and offering over 9000 sq ft, the accommodation includes ten bedrooms, five reception rooms, studies, studios and workshops. Currently arranged as two independent homes, it could suit two families, multigenerational living or potentially be returned to one substantial country home, subject to the necessary consents.





A Remarkable Sense of Place

The ground floor has direct access from the walled garden and includes a kitchen, several reception rooms, two bedrooms and a workshop. Pennant stone flooring runs through much of this level.

The rear sitting room is particularly impressive, with a substantial fireplace and access to the sunken garden. Its limestone floor is believed to predate the present Jacobean house and may have Tudor origins. The adjoining dining room provides an equally memorable setting for family occasions and larger gatherings.

Within the former main kitchen, an early 17th-century spit rack survives above the fireplace, with the ironwork of a kitchen crane within it, alongside a twenty-foot timber meat preparation slab thought to date from the 15th century.



Grand Rooms and Hidden Spaces

The first floor is approached through a magnificent historic entrance which creates an immediate sense of the scale and importance of Chelvey Court. It opens directly into the kitchen, from where the accommodation continues into a dining room, sitting room and bedrooms.

The living spaces can be enjoyed separately or opened to one another for entertaining. Painted panelling, decorative plasterwork, carved fireplaces and tall windows give the rooms their individual character.

The upper floor provides further bedrooms and a spacious balcony with views towards the Church of St Bridget, where you can sit and enjoy a drink. The attic is another notable space, with a dramatic vaulted ceiling and an adjoining study.





Character and Craftsmanship

At the centre of the house is a magnificent oak Jacobean staircase. Approximately six feet wide, it rises around a square stairwell beneath an elaborate seventeenth-century plaster pendant.

The stair hall has also become a natural gathering place, hosting Christmas carols and informal performances attended by friends and family, sometimes accompanied by a brass band.

Original features remain throughout the property, including stone mullioned windows, carved stone fireplaces, painted panelling, historic shutters, window seats, internal stone arches and sections of original oak flooring.





The Gardens and Grounds

The gardens combine formal planting, productive areas, open space and established woodland. Close to the house, separate walled gardens feature mature topiary, clipped hedging, a box parterre and a rill, with the neighbouring church creating an exceptional backdrop.

A secluded sunken garden leads to an orchard planted with apples, pears, medlar and quince. Raised beds, a greenhouse, summerhouse and light filled studio provide space for growing, working and relaxing.

Beyond the formal gardens, terraces rise towards woodland planted with almost one thousand trees. Paths wind through the grounds, while a grassy amphitheatre and Grade 1 horticultural soil add further interest and potential.



A Historic Hamlet

Chelvey is a small rural hamlet surrounded by open countryside, approximately one mile from Backwell and eight miles south west of Bristol. Its historic buildings include the Grade I listed Church of St Bridget, with views extending across farmland towards Tyntesfield and the surrounding wooded hills.

Backwell offers local shops, pubs, healthcare facilities and well regarded schools, while nearby Nailsea provides larger supermarkets, leisure facilities and a wider range of everyday services.

Nailsea & Backwell railway station provides regular services towards Bristol and further afield, while Bristol Airport is conveniently placed. Chelvey therefore combines a peaceful countryside setting with excellent connections.

Material Information

- Council Tax Band: G
- Tenure: Share of Freehold, 968 years remaining
- Listed Status: Grade II*
- EPC: Exempt (as advised)





Chelvey Court: In the Owners' Words

"Chelvey never ceases to amaze us. The place is saturated with antiquity. What an adventure it has been these forty years!"

Chelvey Court is an almost entirely Jacobean house, listed Grade II*, which has survived remarkably free from Georgian, Victorian and twentieth-century stylistic alterations. Its origins reach much further back, but much of what you see today, from windows and doors to panelling and fireplaces, dates from the late sixteenth and early seventeenth centuries.

Ancient, timeworn stone flags run through much of the ground floor. In some rooms above, timber panelling retains its striking painted woodgrain decoration. Old doors with their original ironmongery sit within dressed stone surrounds, while carved fireplaces appear throughout the house, even in the former servants' rooms in the roof space.

One fireplace retains seventeenth-century gilding depicting the Tynte family crests; another bears historic markings believed to ward off evil spirits.

In the former main kitchen, an early seventeenth-century spit rack and kitchen crane survive alongside a twenty-foot timber meat preparation slab, thought to date from the fifteenth century. These offer remarkable reminders of the house's working past.

Jacobean Detail and Historic Setting

The great oak staircase is the climax of the house. Approximately six feet wide, it rises through three storeys in six flights, each of nine risers, around an enormous square stairwell. Heavy turned balusters and substantial newel posts give it an extraordinary presence.

Above, an elaborate plaster ceiling combines strapwork with fruit and vegetable decoration, culminating in a pendant extending approximately five feet below the ceiling. Surviving from the early seventeenth century, it is one of Chelvey's most memorable features.

The formal eastern entrance is equally distinctive. Solomon's Porch, with its carved Tynte family crest, supports a balcony enclosed by a Jacobean strapwork balustrade. A bridge connects the entrance to the formal garden, looking towards the neighbouring Church of St Bridget.

Beyond the church stand the historic Chelvey barns, completing this unusual group of buildings within a small rural hamlet. The neighbouring barns are occupied by an artisan business and are not included in the sale.

Successive generations of the Cottle family tenanted Chelvey until 1934. This long period of agricultural occupation helps explain why so much survived without fashionable alterations.





Forty Years of Care and Life at Chelvey

In January 1985, we moved into what was then a semi-derelict house and began a long programme of careful repair. The first major work involved stabilising the whole eastern side and tying back walls which appeared to have moved many years earlier. Repairs to the ancient roof structure followed.

The principles of the Society for the Protection of Ancient Buildings have guided our work throughout. Historic doors and fireplaces have been repaired and strengthened wherever possible, retaining their original material. Walls are decorated with traditional limewash or distemper, while new work is distinguishable from the old.

For forty years, two families have lived independently here while sharing responsibility for the wider property. The sloping site allows one home to open onto the eastern garden at first-floor level and the other onto the western gardens below. Separate entrances and outdoor spaces have allowed privacy alongside a shared endeavour.

Planning permission and listed building consent were granted in 1985 to divide Chelvey into two homes, each with its own internal staircase. The grand staircase remains shared, providing an alternative means of escape and a memorable setting for our Christmas gatherings, when more than a hundred friends have sung carols with brass band accompaniment.

Fire separation was incorporated between the homes, and fire and smoke alarms were installed throughout in 2023 to meet our insurers' requirements. Buildings insurance has always been a shared cost.

Gardens, Parkland and a New Chapter

When we arrived, the eastern garden was a concrete farmyard occupied by cows. It is now a formal garden with a box parterre, yew topiary, clipped hornbeam hedging and a rill overlooked by a summerhouse, with St Bridget's Church beyond.

Steps and passages connect the gardens, including a passage beneath the entrance bridge to the sunken garden. On the west, clipped yew hedges lead to lawns and an orchard of apples, pears, medlar and quince. Raised beds, greenhouses and a walled kitchen garden provide space for growing produce.

The wider landscape was reshaped with planning permission granted in 1989/90. Approximately 25,000 cubic metres of subsoil created higher ground to screen the road and reduce the railway's prominence. Drainage, terraces and a grassy amphitheatre were formed, and more than a thousand young trees were planted, now mature woodland. Areas of the original Grade 1 agricultural land remain.

A timber barn, approved alongside the landscaping work, provides a lofty workshop and storage space beside the kitchen garden.

We have always regarded Chelvey as one estate, enjoying our own gardens while sharing responsibility for the wider grounds. Working together made this undertaking possible while preserving our independence.

Now in our late seventies and early eighties, it is time to move on. We hope the next owners find the same pleasure, fascination and sense of adventure that Chelvey has given us.

A detailed condition report prepared by Morwenna Slade MRICS is available on request.

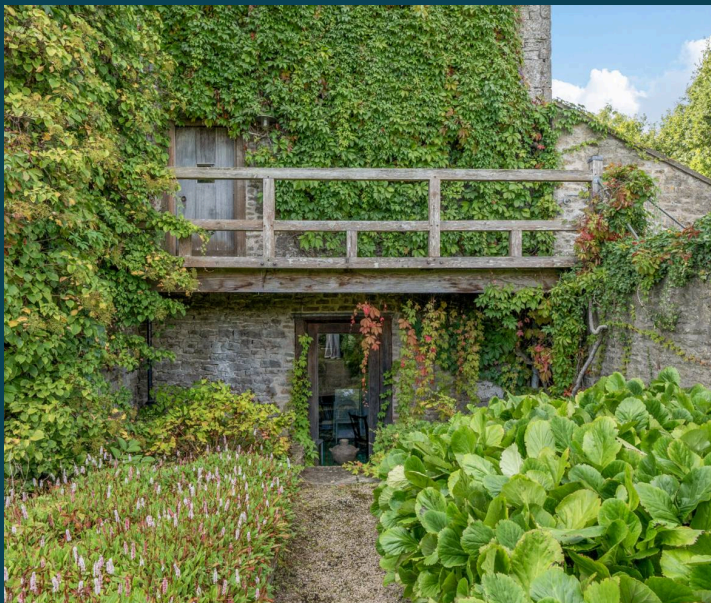




A Rare Opportunity in Chelvey

An exceptional Grade II* listed Jacobean manor house offering remarkable space, flexibility and potential.

- Over 10,000 sq ft of accommodation
- Eleven bedrooms and five reception rooms
- Currently arranged as two independent family homes
- Potential to create one substantial country residence, subject to the necessary consents
- Approximately 5.53 acres of gardens, grounds and woodland
- Studios, workshops and additional buildings offering lifestyle and business potential, subject to the necessary consents





Chelvey Court, Chelvey Road, Chelvey, Backwell, Bristol, BS48

Approximate Area = 9171 sq ft / 852 sq m (excludes voids / wood shed)

Limited Use Area(s) = 87 sq ft / 8 sq m

Garage = 783 sq ft / 72.7 sq m

Outbuilding = 817 sq ft / 75.9 sq m

Total = 10858 sq ft / 1008.7 sq m

For identification only - Not to scale





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