



LILFORD HALL ESTATE

NORTHAMPTONSHIRE

The epitome of historic architecture in a parkland setting



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NORTHAMPTONSHIRE

Oundle 5 miles

Peterborough 17 miles (direct train to London within 50 minutes)

Central London 82 miles • East Midlands Airport 67 miles

(Distances and time are approximate)

Grade I Jacobean Manor House with Georgian alterations and additions in a parkland setting overlooking the River Nene and surrounding countryside

GROUND FLOOR:

Wonderfully proportioned interiors • 7 impressive reception rooms

FIRST FLOOR:

Ballroom • Great Chamber • Master Bedroom suite
3 further bedrooms

SECOND FLOOR:

Long Gallery and 5 further bedrooms

2 separate Georgian pavilions previously used as the coach house and the stable block

Parkland with pond and views over the River Nene

Gates lodges and two further cottages

Long leasehold over 127 acres of woodland

In all about 321.31 Acres (130.03 Hectares)



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SUMMARY

Lilford Hall Estate is an exceptional residential and amenity Estate, located on the River Nene in the eastern part of the County of Northamptonshire. At the heart of the private Estate sits an impressive Jacobean House measuring 32,406 sq. ft. GIA comprising; Grand entrance hall, 3 reception rooms, 2 dining rooms, a theatre room, a ballroom and 9 bedrooms.

The Grade 1 Listed House has a prolific history, first starting as a Tudor mansion in 1495 and later developed in 1635 into the Jacobean exterior that can be seen today, though the Hall has been altered throughout the periods. At the rear of the Hall are two impressive Georgian pavilions, previously used as the Coach House and the Stable Block.

The Estate has a further three Estate cottages, historic gardens, a number of historic aviaries, a squash court, stables, lakes and an island on the River.

The Estate extends to about 321.31 acres with 148.17 acres of pasture land and 157.48 acres of woodland. There are about 127.69 acres of woodland which is let in a long lease.

LOCATION AND SITUATION

Lilford Hall Estate is located on the River Nene within Northamptonshire. The Estate entrance gates are approached by a public road off the A605 that heads North West towards Pilton. Lilford Village is situated directly to the east of the Estate and is part of the parish of Lilford-cum-Wigsthorpe and Thorpe Achurch.

The Estate is located 4.5 miles south of the market town of Oundle. The beautiful town is famous for its Georgian architecture and highly regarded public school. The town offers a range of local services and leisure facilities including galleries, a theatre, a library and a number of sports venues. The Estate is approximately 18.2 miles south west of the city of Peterborough with access to the A1 trunk road and mainline railway station with East Coast Main Line reaching Kings Cross, London in an approximate time of 50 minutes. The nearest airports are at East Midlands 53 miles, Birmingham 66 miles, Luton 73 miles and Stansted 73 miles.

LEISURE

The surrounding areas in Northamptonshire offer an excellent range of both private and state schools for all age groups. These include; Oundle School, Uppingham School, Oakham, Rugby, Maidwell Hall, Witham and Spretten Hall Prep School.

The Estate is within easy reach of the many attractions of Stamford, Burghley House and Cambridgeshire.

There are good sporting facilities in the area with racing at Newmarket, Leicester, Huntingdon and Towcester; golf courses at Oundle, Burghley and Deene Park. There is fishing at Grafham and Rutland Waters. Main shopping centres are available in Peterborough, Stamford, Northampton and Milton Keynes.

Excellent hunting is available with The Pytchley, Fernie, Cottesmore and Fitzwilliam packs.



HISTORY

The Estate has a rich history which adds to the architectural enchantment of the Hall and the diversity of the parkland. Lilford Hall was first built as a Tudor mansion in 1495 for William Elmes and has only changed hands twice since. The Hall and Estate was the family home to Robert Browne (1550 -1633), the first separatist from the Church of England and known as ‘The Father of the Pilgrims’ and ‘The Grandfather of the Nation in the USA’. Major enlargements were made in 1635 before Lilford Hall was sold in 1711 to Sir Thomas Powys, Attorney General to King James II.

Many of the alterations were then made in the 18th Century by the prominent architect Henry Flitcroft for his grandson Thomas Powys. The most outstanding contribution of Flitcroft was in the c1740s with a comprehensive set of 18C interiors. The play between these Georgian interiors and the Jacobean exterior is a major feature of Lilford Hall and softens and brightens the Hall throughout the principal rooms. Flitcroft also constructed the Georgian pavilions and additional storeys to the east end of the two wings. During this time Flitcroft also formalised the park by removing the existing village and Church, which were all located close south of the Hall.

Sir Thomas Powys’ great grandson was Baron Lilford and the Hall remained in the Baron family who were responsible for much of the remodelling and extension to the Jacobean house in the mid and late C19 and early C20. The extension of the house in 1909 was by William Dunn and Robert Watson of Dunn & Watson whose proposals extended the north and south ranges.

Uniquely the Park still contains several aviaries built for Thomas Littleton Powys, 4th Baron Lilford, a prominent ornithologist. His aviaries featured exotic birds from around the world and he was responsible for the introduction of the Little Owl into England in the 1880s.

The aviaries were re-stocked around 1970 and the Park was opened to the public as a leisure park and wildlife reserve which was open for about 20 years. This use resulted in the development of additional buildings with the provision of a restaurant and shop. Although derelict, the restaurant and the aviaries remain on the Estate today.

During World War II a substantial part of the parkland was used for a military hospital associated with the surrounding airfields. The development involved the construction of hard-standings on which temporary hospital buildings were erected and the construction of a new access road running from the entrance lodges and terminating at a large roundabout with access roads serving the hospital and also a sewage treatment works located to the north of the Hall. Before the buildings were removed they were used as a Polish school from 1949 to 1954.

Lilford Hall and the park was originally part of the wider Lilford Estate, which at its largest size extended to 8,000 acres in 1901. Lilford Hall and Estate remained in the Powys family ownership from 1711 until 1947 when it was sold to Merchant Venturers. The current owner and his family purchased Lilford Hall and took up residence in 2004.



LILFORD HALL

The importance of Lilford Hall as seen from a Country Life article published in 1990 follows:

“Impressiveness is the chief attribute of Lilford Hall as a specimen of architecture. It towers among the big trees and rolling lawns by the River Nene, a fine specimen of complete design of the stately order of Renaissance-Tudor work (the second phase of Renaissance architecture is now known as Jacobean).”

Iron gates with gate lodges flank the front drive which enters into the park and divides with one arm continuing to the old deer park and the other exclusively used for access to the house. The driveway reaches the Hall through stone pillars of the stone balustrade that surrounds a rectangular gravel area at the front of the Hall.

The Hall is constructed of grey limestone ashlar with a Collyweston slate roof and stands facing south west looking over its parkland in an unspoilt, rolling setting. The main south front has two equal storeys with gabled attics and is given emphasis by three elaborate shaped gables, linked by balustrades. Along the front of the house are 9 bays with central and flanking flush gables and two impressive bow windows flank the facade and extend over the two storeys in height. A row of 13 chimney stacks crown the house and stand high above the roof.

The accommodation is arranged in a U shape around the central courtyard, over two storeys with attic space above and a basement that extends beneath the north wing of the Hall.

Internally part of the house has not been occupied for the last 50 years and the majority of the ground floor, and south wing are used as the principal home for the current owner and their family. The living quarters flows beautifully, to provide comfortable living accommodation and well proportioned, grand principal rooms and bedrooms.

The Entrance Porch has an arch head doorway, crowned with the Powys family crest carved in stone and is flanked by Roman Doric columns. The front door leads to the impressive Entrance Hall with a beautiful Georgian interior and intricate cornice moulding decorating the ceiling. The pastel pink and blue walls adds to the period elegance and brightness of the room. From here a spine corridor looks through to the back door and out to the central courtyard. The cross corridor runs the full length of the front wing.

The Dining Room is accessed off the Music/Blue Room and has an impressive Jacobean style interior with timber panelled walls from the late C19/early C20. The Dining Room features a beautiful C18 marble fireplace with an intricately carved plaque above, framed by carved bouquets.

Along the ground floor of the south wing is the Music/Blue Room, The Library and the Theatre Room, all with wonderful south east facing views out of the tall sash windows across the garden terrace. The Library has C19 bookcases, a deep green, patterned silk wallpaper and a beautiful C18 fireplace.

The Theatre Room was a later extension to the wing in 1910 and has early C20 panelling in Jacobean style and features a stage and full sized snooker table. The mullioned windows look directly out across the terrace and lawns.

Central to the Hall is the grand stair hall. The staircase was remodelled by Flitcroft early/mid C18 and was designed around the original large open-well which is now covered in the stair hall. Flitcroft designed the 2 Ionic columns that support the first floor landing with 2 Corinthian columns directly above and decorated the walls with plaster panelling and swags.

On the north side of the entrance hall is the Breakfast Room, The Snug and Kitchen. The Breakfast Room features an open fire place and leads through to the The Snug.

The Snug to the far left of the entrance has original Jacobean panelling from C17 and features a fireplace with wooden columns and moulded cornice. It is used as the snug and connects to the corridor.

From the hall, stairs lead down to the original Kitchen complex of the 1630s which extended across the whole of the Basement along the 'North Wing'. The Basement is now used for storage only. The 'North Wing' was designed for staff accommodation across the four floors and also is set over a first floor and second floor mezzanine.

On the first floor is the magnificent Ballroom that features extensive plasterwork decoration and floor to ceiling height mirrored panels. The ceiling is probably C18 by Flitcroft, but the walls and ceiling have C19 embellishments.

Along the front wing on the first floor are the state rooms. The rooms were remodelled by Flitcroft in the 1740s and were decorated in Palladian fashion but have not been used since c1947. The Great Chamber designed over the Entrance Hall and would have led to the principal apartment that terminated with the Great Bed Chamber.

Along the south wing, bedrooms are located off the long corridor which features an original fire place with the arms of the Browne family above. There are three bedrooms and a bathroom. The Master Bedroom is at the end of the wing and was part of the extension in 1910. The Master Bedroom has a separate dressing room and bathroom.

From the corridor is a staircase to the second floor which has been converted to 5 bedrooms and 2 bathrooms for guest accommodation. The accommodation within the south wing provides 9 bedrooms and 4 bathrooms in total.







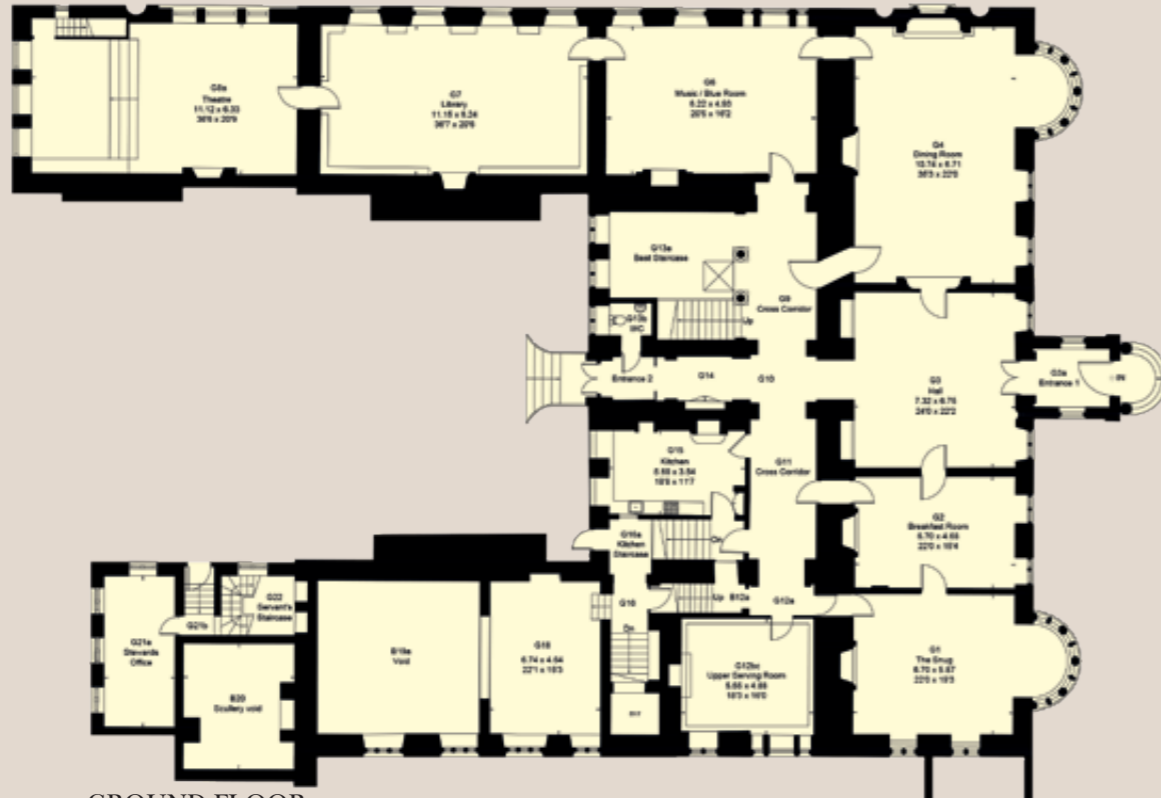


LILFORD HALL

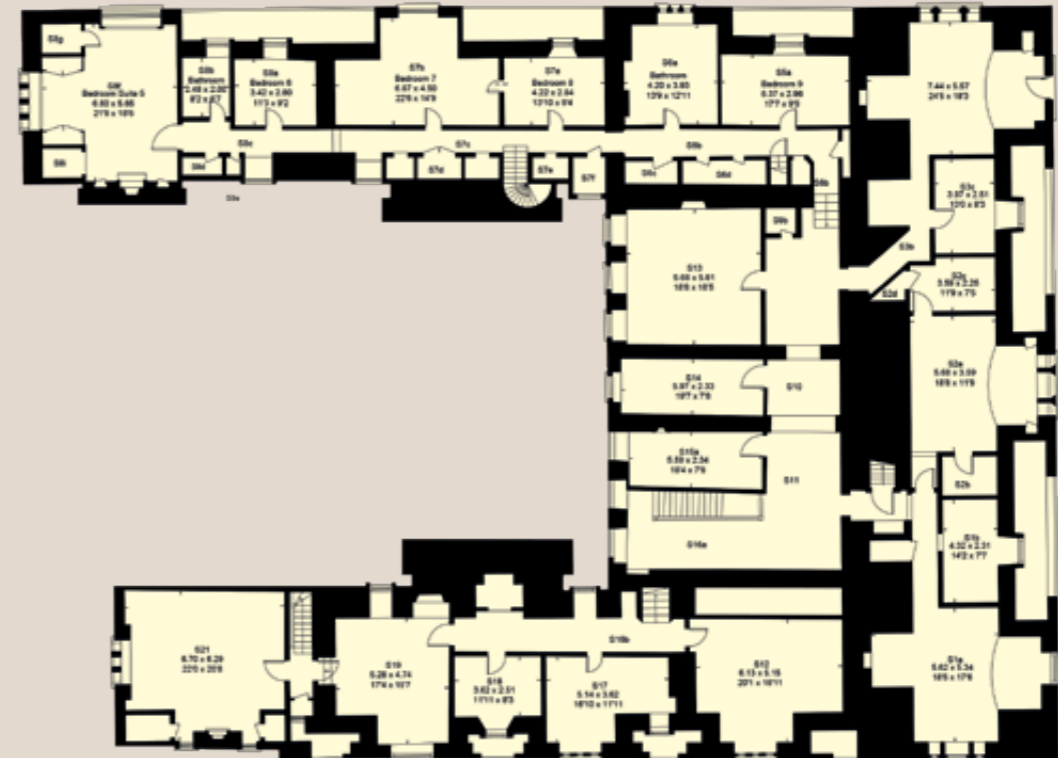
Approximate Area = 3010.7 sq m / 32,406 sq ft

For identification only. Not to scale.

There are mezzanine floors across the North Wing. The floorplans are available from the agents.



GROUND FLOOR



SECOND FLOOR



BASEMENT



FIRST FLOOR



THE PAVILIONS

A pair of Palladian pavilions is arranged to the rear elevation of the Hall, and stand either side of the extended courtyard. Both pavilions have an archway through the centre and are arranged over two storeys. The south pavilion houses 11 stables on the ground floor and a flat above on the first floor. The stables were dismantled in the north block and now contains stores, the boiler house and the garden house. Within the enclosed courtyard are two cages that were previously used to house two bears that belonged to the estate.

Approximate Gross Internal Area
Pavilion 1 = 466.2 sq m / 5018 sq ft
For identification only. Not to scale.

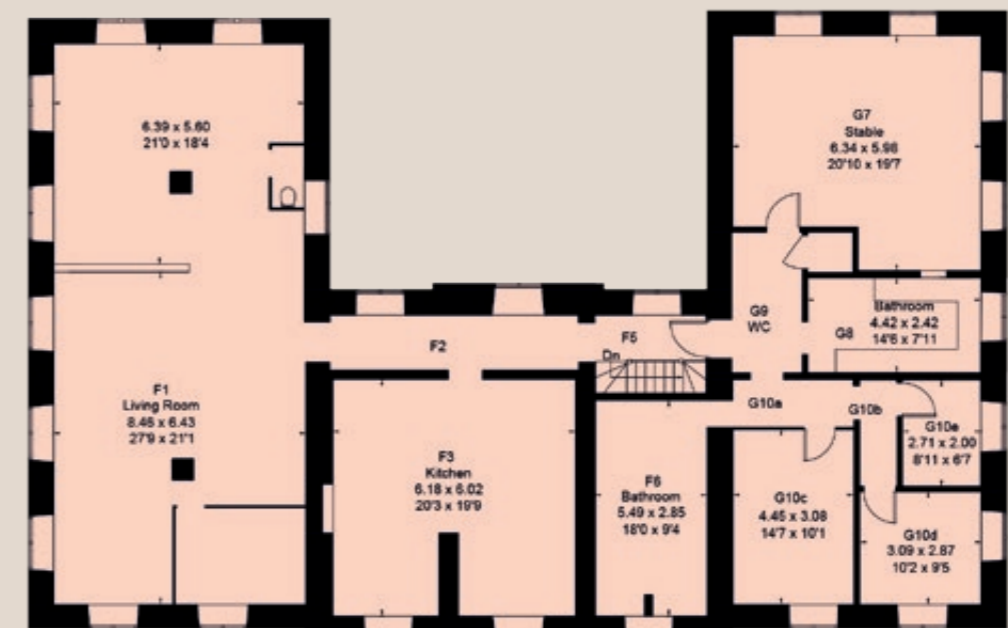


FIRST FLOOR



GROUND FLOOR

Approximate Gross Internal Area
Pavilion 2 = 490.5 sq m / 5280 sq ft
For identification only. Not to scale.



FIRST FLOOR



GROUND FLOOR



GARDENS

The immediate garden to the Hall is situated along the south wing. The stone terrace looks down to lawn which is sheltered by trees on each side and bordered by a stone balustrade. Two sets of stone steps separate the levels of the lawn.

At the centre of the Hall is the courtyard which is entered from the back door, down stone steps that lead to the cobbled central walkway. On each side are rows of box hedges and trees which soften the south and north wing of the Hall.

The formal gardens at Lilford are separate from the Hall and are known as the Formal Gardens or the Pleasure Grounds. The gardens were vast and sub-divided into sections; the Children's Garden, The Broad Walk and the Rockery which are arranged adjacent to each other and cover an area of around five acres to the eastern part of the Estate. The thatched summer house of the children garden remains but the gardens are now overgrown.

SQUASH COURT BUILDING

The squash court at Lilford Hall is said to be the oldest private softball court in the world. It was built around 1923 by the Fifth Baron Lilford (John Powys), a keen sportsman of his time. The squash court is in disrepair, the roof having fallen into the inner court.



Approximate Gross Internal Area
Outbuilding = 49.8 sq m / 536 sq ft
Old Estate Office = 69 sq m / 743 sq ft
Restaurant = 176.1 sq m / 1896 sq ft
Toilet Block = 37.5 sq m / 404 sq ft
Gate House 1 = 14.3 sq m / 154 sq ft
Gate House 2 = 38.8 sq m / 418 sq ft
For identification only. Not to scale.



COTTAGES

GATE LODGES

Two stone gate lodges flank the entrance drive to Lilford Hall off Pilton Road. The left hand lodge has a single storey extension, providing accommodation across a small living room, kitchen and bedroom and is occupied under an assured shorthold tenancy. The lodge on the right of the entrance drive is a single room.

THE OLD ESTATE OFFICE

A timber panelled cottage sits on the southern edge of the estate and is accessed off the lane to Lilford Village. The cottage accommodation includes two bedrooms, a sitting room and a kitchen and is occupied on an Assured Shorthold Tenancy.

PINETUM

There is a third cottage located in the woodland surrounding the ponds.

THE OLD RESTAURANT

Off the entrance driveway is a single storey timber framed building that was previously used as a restaurant during the time the estate was open to the public as a leisure and wildlife park. The building extends to approximately 1,896 sq. ft. and contains the dining area, kitchen, stores and W.C. There is a separate W.C. block to the restaurant.



RESTAURANT

TOILET BLOCK



OUTBUILDING

OLD ESTATE OFFICE



GATE HOUSE 1



GATE HOUSE 2



THE PARKLAND

The Hall is surrounded by acres of gently rolling parkland which is dotted with oaks, beeches and ash trees. The parkland is split into two, extending from the Estate entrance to the Hall and is known as ‘the lawn’. From the rear of the Hall, spreading to the east and north stretches the Deer Park. The parkland runs along the river and surrounds the house. The 148.17 acres of rolling pasture land is grazed annually on a licence agreement and dotted with oaks, ash, yews and hawthorn to name a few.

There are two ponds in the parkland, one was known as flamingo pond as it was used as a flamingo enclosure. The second pond is located in a cover of woodland to the rear of the hall and also has an old aviary close by.

Towards the north west of the rear of the house is an open fronted narrow barn that has been used for stabling.

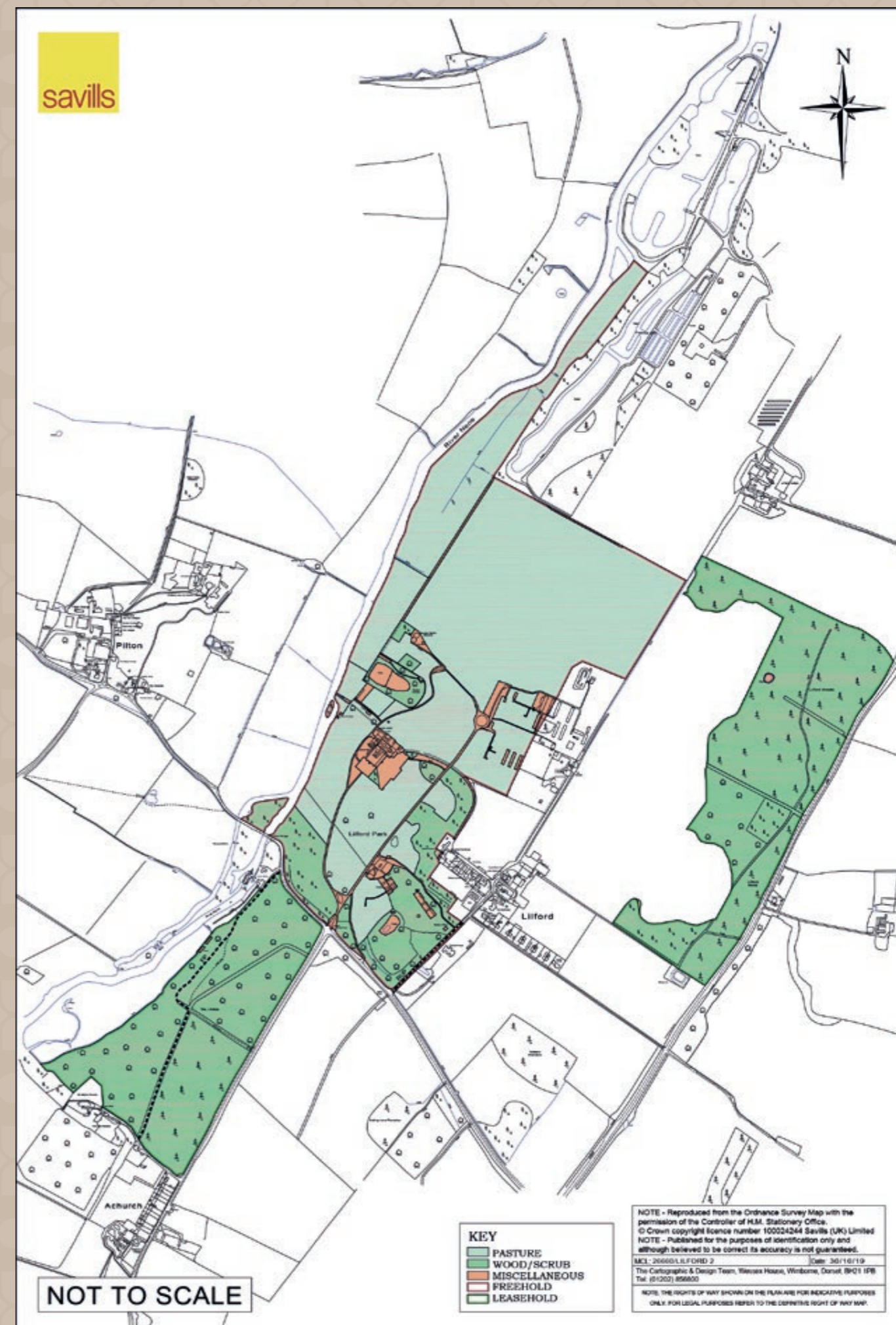
WOODLAND

There are 157.48 acres of woodland across the Estate. 127.6 acres of woodland to the south west of the parkland, known as ‘The Linches’ and the west of the parkland known as ‘Lilford Woods’ is leased on a long lease. The lease has 91 years remaining.



FISHING

Fishing rights are owned along the bank of the River Nene which is known to be popular with carp, bream, barbell and pike.



GENERAL REMARKS AND STIPULATIONS

Planning

PROPERTY NAME	GRADE	LISTING NUMBER
Lilford Hall	Grade I	1189554
Gate Arch, Walls and Balustrade attached to south west of Lilford Hall	Grade II	1040173
Balustrade Approximately 30 metres South West of Lilford Hall	Grade II	1189623
Gates, Gatesways, Balustrade and seat approximately 50 metres north east, east and south of Lilford Hall, Lilford Park	Grade II	1371977
Gate Arch, Seat Niche, Walls, Balustrade and Terrace Walls attached to and to south east of Lilford Hall	Grade II	1294202
Stables and attached walls approximately 20 metres north east of Lilford Hall	Grade II	1371976
Gates, Screens and attached walls approximately 65 metres north east of Lilford Hall	Grade II	1040172
Stables and attached walls approximately 20 metres north of Lilford Hall	Grade II	1189566
Folly at TL 0220 8328	Grade II	1040145

Method of Sale

The freehold property and leasehold is for sale by private treaty.

Legal Title

The Freehold is held in title NN180573.

The Leasehold is held in title NN266255.

Land Use Breakdown

Miscellaneous	15.66 acres
Pasture	148.17 acres
Woodland	157.48 acres
Total	321.31 acres

Local Authority

East Northamptonshire District Council
Council Offices, Cedar Drive, Thrapston
Northants NN14 4LZ
Tel: 01832 742 000
www.east-northamptonshire.gov.uk

Designations

The land is within a surface water Nitrate Vulnerable Zone.

Rights of Way

There is one public footpaths and bridleways, known as the ‘Nene-Way’ across the leased woodland as marked on the sale plan.

Services

Lilford Hall: Mains water and electricity, private drainage, Liquid Gas tanks for hot water.

Sporting and Mineral Rights

All sporting and mineral rights are included in the sale in so far as they are owned.

VAT

In addition to the purchase price, should any sale of the property, or any right attached to it, become a chargeable supply for the purposes of Value Added Tax, such tax shall be payable by the Purchaser(s) in addition to any monies to be paid during the course of the sale and the Purchaser shall indemnify the Vendor in respect thereof, including interest, or penalty.

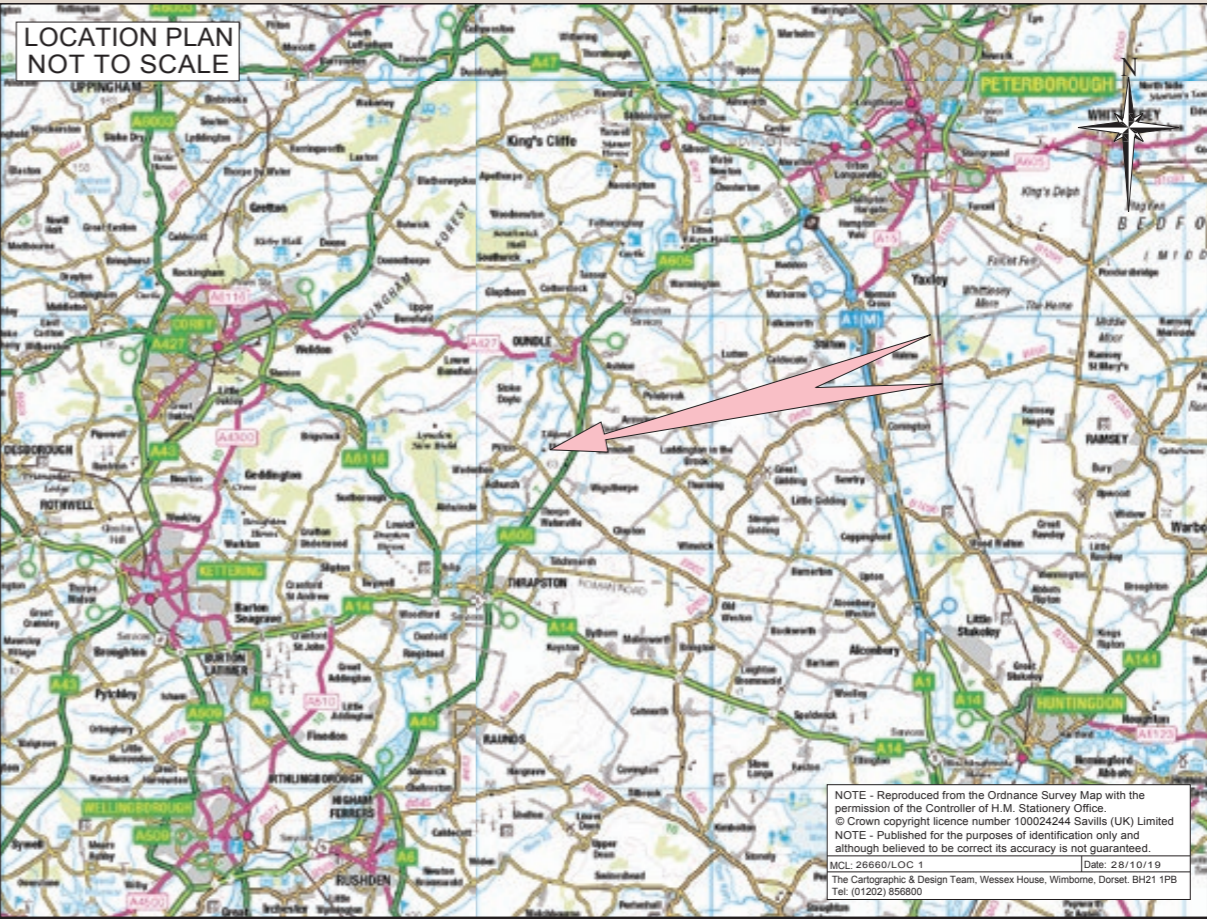
Tenure and Possession

The property is to be sold by private treaty with vacant possession on completion, subject to the occupancies listed below:-

Property	Tenure	Term Date	Council Tax	EPC
Gate Lodge	AST	Periodic	B	G
Old Estate Office	AST	Periodic	A	G
Pinetum	-	-	A	N/A

Fixtures and Fittings

Certain fixtures and fittings within the house and estate buildings are excluded from the sale but may be available by separate negotiation. The services, equipment, fixtures and fittings have not been tested and cannot be verified as in working order or fit for their purpose.



Timber

Standing and felled timber to be included in the sale.

Postcode

PE8 5SG

Easements, Wayleaves and Rights of Way

The property is sold subject to the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not.

Directions

Around 3 miles north of the A14 (Thrapston turning) along the A605, turn at the roundabout towards signposted Lilford, and after a further ¾ mile take the second right turn which turn passes between two lodge/gatehouses (ie do not take the first right into the village itself). Once in the park, take the road that veers left, and that will take you to the Hall.

Health and Safety

Given the potential hazards of the uninhabited wing and basement of the Hall, we would ask you to be as vigilant as possible for your own personal safety when making your inspection.

Viewing

Strictly by appointment with the selling agents, Savills.

Important Notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective Purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Purchaser is responsible for making his own enquiries in this regard. Photographs taken in September 2019. 191104LO. Kingfisher Print and Design. 01803 867087.



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