

YEATON PEVEREY HALL

SHREWSBURY · SHROPSHIRE







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YEATON PEVEREY · BOMERE HEATH
SHREWSBURY · SHROPSHIRE · SY4 3AT

*Shrewsbury: 6 miles, Chester: 40 miles
(All mileages are approximate).*

AN OUTSTANDING GRADE II* LISTED COUNTRY HOUSE OF
EXCEPTIONAL SIGNIFICANCE

Drawing room • Billiard Room • Orangery • Cedar Room • Family Sitting Room
Chapel • Morning Room • Large Dining Room • Study • Large Family Kitchen.

11 Bedrooms • 7 Bathrooms (4 en suite).

Indoor Swimming Pool (about 32' x 12').

5 Separate Courtyard Flats • Housekeeper's Flat.

Gardens and Grounds • Tennis Court.

About 6 Acres.



Savills West Midlands
Hall Court
Telford, Shropshire
TF3 4NF
Tel: +44 (0) 1952 239 500
Contact: Tony Morris-Eyton
amorris-eyton@savills.com
www.savills.co.uk

Your attention is drawn to the Important
Notice on the last page of the text.



SITUATION

Yeaton Pevere Hall is situated in lovely countryside only 6 miles from Shrewsbury. The Hall has beautiful unspoilt views over parkland and on to the Welsh Borders. There are a number of excellent private schools in the area including Shrewsbury School, Moreton Hall and Packwood Preparatory School within easy reach.

HISTORY

Yeaton Pevere Hall is an important Grade II* house built for Sir Offley Wakeman, by the architect Sir Aston Webb. Sir Aston Webb was a famous architect at the turn of the last century. His most famous works were the remodelling of the principal facade of Buckingham Palace, the main building of the Victoria & Albert Museum, together with Admiralty Arch. Locally he was also the architect responsible for designing the chapel at Ellesmere College.

For a number of years Yeaton Pevere Hall was used as a school, but has been completely restored by the Vendor in recent years.

The house offers both gracious living with the gravitas of the important rooms together with smaller rooms convenient for modern day living. The kitchen is particularly well laid out. Some of the richly decorated internal rooms have cedar panelling, whilst most have moulded and enriched plastered ceilings and wall decoration, inglenooks and chimney-pieces. Some of the original William Morris wallpaper and light fittings remain, and there is a private chapel. The house stands in landscaped grounds, including a terrace and forecourt with pavilions.







DESCRIPTION

Yeaton Pevere Hall is an important house exuding gravitas and presence. It is largely laid out on two floors with a smaller third floor over part.

The main reception rooms flow endlessly, offering a wonderful combination of large and elegant rooms.

The interior is a carefully managed sequence of spaces. The Entrance Vestibule opens into a large dark wainscoted stair hall, the staircase rising to the north, then south and the main space opening up to a balustraded upper balcony top-lit by means of a covered leaded lay-light.

The principal reception room, the former Ballroom, is now known as the Cedar Room. The Cedar Room, has lovely carved and intricate plasterwork and opens out through double doors into a further Sitting Room, a small Chapel (not consecrated) as well as to a low panelled vestibule which leads to the substantial battlemented Orangery with segmental windows projecting near the west end. The south wall is a high mullion-and-transom window grid, the plaster ceiling decorated with pendants. There is a mighty inglenook fireplace with timber over-mantel on columns.

The Drawing Room is a wonderfully welcoming panelled informal sitting room with a large open fireplace which leads on to the Billiard Room with an inglenook under a semi-circular arch and direct access into the Orangery. The sequence of south-facing rooms ends with the Morning Room, decorated with pretty plasterwork of flowers and pomegranates among the strapwork, and Sir Offley's Study.

There is a large well proportioned elegant Dining Room, which leads onto the Summer Kitchen/Scullery, and the modern living Kitchen.



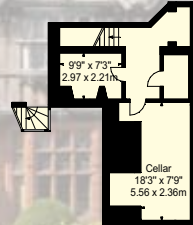




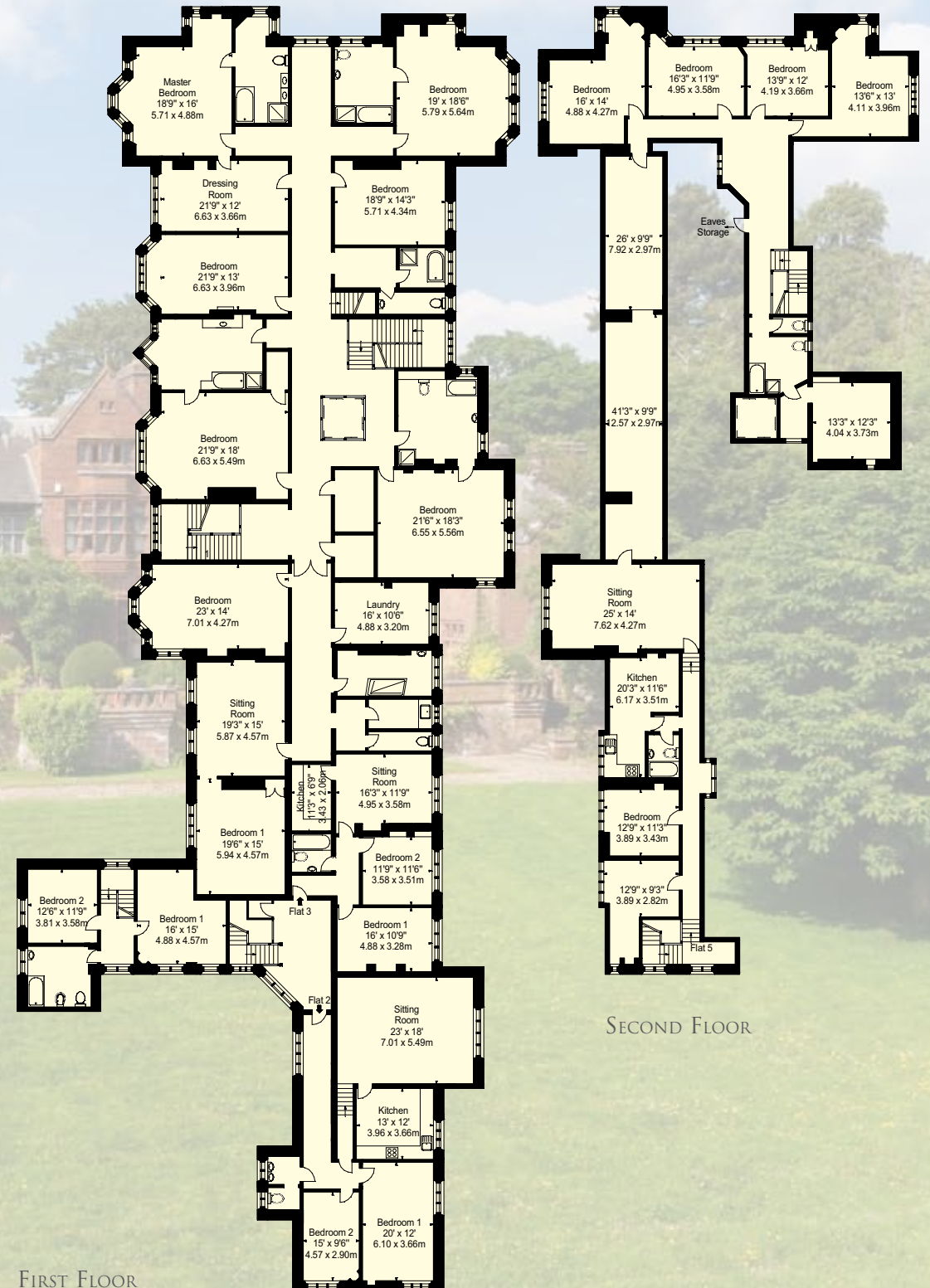
On the principal staircase there is a heraldic glass and stairhead arcade, creating one of the most imaginative spaces in the house.

The former servants' wing at the east end of the house has been converted to 5 Apartments, providing substantial income.

Approximate Gross Internal Area:
 24,341 sq ft (2,261 sq m)
 For identification purposes only. Not to scale.



WINE CELLAR



GARDENS & GROUNDS

The Hall is set in beautiful landscaped gardens and grounds with formal lawns to both the front and rear with larger lawns sweeping away to the south. There are many mature trees, rhododendrons and shrubs. There is a charming pond, and far-reaching views.



DIRECTIONS (SY4 3AT)

From the A5: Bicton Heath roundabout, continue on the A5 for approximately 2.5 miles. Turn right onto the B4380, towards Montford Bridge and after approximately 400 yards turn left towards Forton & Fitz. Continue on this road for approximately 2 miles before taking a sharp left hand turn, continuing through the hamlet of Grafton and also Yeaton. On your right hand side you will see the lodge and driveway, with a cattle grid, for Yeaton Peverey.

From the M54: After Junction 7 the M54 carriageway continues onto the A5 towards Shrewsbury. At the first roundabout, turn right onto the A49 and then go straight over the next roundabout. At the 2nd roundabout take the 2nd left towards Bomere Heath and Ellesmere and then go straight over the next roundabout. At the following roundabout take the 3rd exit towards Bomere Heath and Leighton. After 3 miles turn left to Baschurch and proceed over the level crossing. At the T-junction, turn right to Baschurch (B5067). After 2 miles, at Walford Heath crossroads turn left to Yeaton Peverey. After ½ a mile the gatehouse is on the left.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE AND POSSESSION

Freehold with vacant possession on the main part of the house. It should be noted that the flats are all let on Assured Shorthold tenancies. The current income is approximately £32,000 per annum.

SERVICES

Private drainage. Mains water, electricity and oil fired central heating.

LOCAL AUTHORITY

Shropshire County Council. Tel: 0345 678 9000.

COUNCIL TAX

Yeaton Peverey Hall - Band H.

Flats 1 & 3 - Band A.

Flats 2,4 & 5 - Band B.

LISTING

Yeaton Peverey Hall is listed Grade II*.

FIXTURES AND FITTINGS

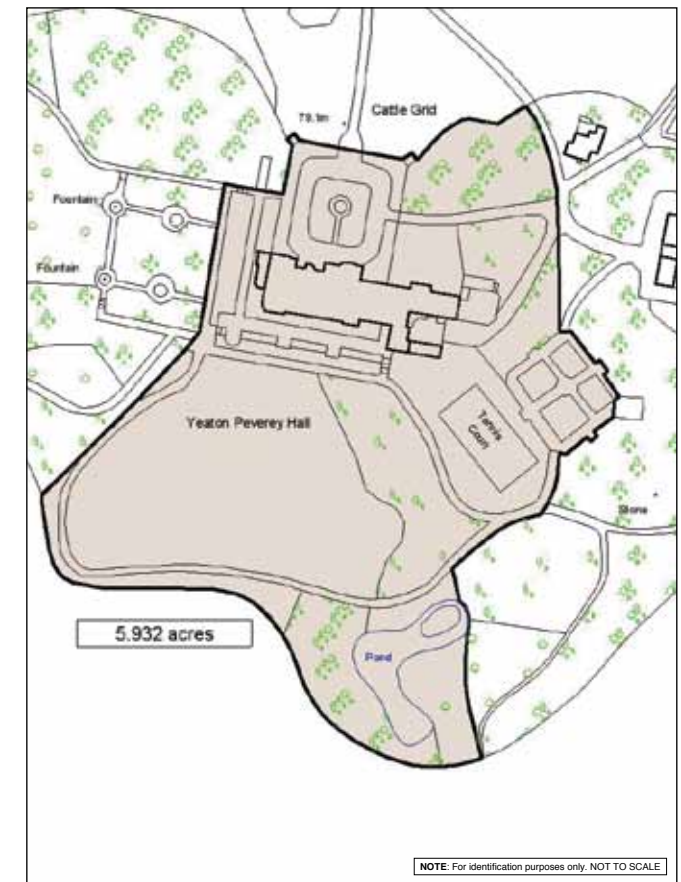
All fixtures, fittings, garden statuary and electrical items which are not mentioned in these sale particulars are specifically excluded from the sale.

WAYLEAVES, RIGHTS OF WAY AND EASEMENTS

The property will be sold subject to all electricity easements, public footpaths, existing rights of way and other easements, whether referred to or otherwise.

VIEWING

All viewings are strictly by appointment only and to be arranged through Savills.





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It should not be assumed that the property has all the necessary planning, building regulations or other consents and Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

Photographs taken: 2012

Brochure prepared: May 2016.