



# HENBURY HALL

—• ESTATE •—

*Cheshire*





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*Cheshire*

SK11 9PJ

Henbury Hall is an exquisitely beautiful house built in the Palladian style



12 acres of mature gardens, tennis court, glazed pool house and outbuildings



Grade II Listed Stable Block and Courtyard, dating from the 1600s



Grade II Listed Dower House together with 5 further houses and cottages



Polo Field



About 530 acres of landscaped parkland and woodland



Available as a whole



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+44 (0)1625 417450  
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*These particulars are only a guide and must not be relied on as a statement of fact.  
Your attention is drawn to the Important Notice on the last page of text.*







*The most important classical house built  
in England in the 20<sup>th</sup> century at the heart  
of a beautifully landscaped historic estate  
dating from the 17<sup>th</sup> century.*





## SUMMARY

The Henbury Hall Estate is among the most beautiful estates in England, particularly so in the North West. Indeed the exquisitely beautiful Palladian house is widely regarded as the most important country house built in the 20<sup>th</sup> century in England.

The style of the house is based on Palladio's Villa Capra, known as The Rotunda, at Vicenza, the best known English versions of which, both 18<sup>th</sup> century, are Mereworth Castle in Kent and Chiswick House in London.

Henbury Hall sits in a wonderfully commanding position with fabulous vistas in every direction over the Estate. In addition to the main house is the Tenants' Hall, which provides additional guest accommodation, and private gardens and grounds extending to about 12 acres. These gardens are exquisitely beautiful with a series of lakes as the centrepiece, which are in impeccable condition. There is also a swimming pool, tennis court and stable block.

In addition to the principal house and Tenants' Hall there is a Grade II secondary house, The Cave, together with 5 further houses and cottages.

The whole Estate extends to about 530 acres, of which approximately 394 acres are agricultural land including parkland and a polo field, together with 108 acres of mature woodland.





*Henbury Hall sits in a wonderfully commanding position  
with fabulous vistas in every direction...*











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## SITUATION

Henbury Hall and Estate is situated some 2 miles to the west of Macclesfield, 7 miles to the south east of Alderley Edge and 12 miles to the south east of Knutsford.

The Estate is highly accessible, with easy access to the M6 motorway, West Coast main line service with regular train services to London (Euston) with quickest trains taking 1 hour 45 minutes, and the international airport at Manchester.

Manchester is approximately 18 miles to the north.

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## HISTORY

There is a house recorded at Henbury in the Domesday Book and there are records of all the owners of the Estate since then.

In 1957 the Estate was bought by the present late owner's father, who demolished the previous house dating from 1742. In 1980, the late owner and the designer Felix Kelly, who had already been involved with some works on the Henbury Estate, came up with the idea of creating the house in the Palladian style.

Henbury Hall sits high in a prominent position with commanding, far-reaching and unspoilt views in every direction.

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*The house exudes elegance  
and grandeur...*





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## DESCRIPTION

The design, construction and detail of Henbury Hall has been to the very highest and exacting standards. The house exudes elegance and grandeur, and yet is manageable and highly suited to modern day living. Enormous effort has been made to not only work with the classical design but also to take advantage of its fabulous setting, in particular of the views and the beautiful nature of the Henbury Estate.

Henbury Hall is principally built in French limestone from a quarry near Rheims, with the roof in local stone. The dome is lead, with a lantern of gun metal and gilded copper.

The house is in perfect symmetry on all four sides, with full size statues by Simon Verity standing on the pediments.

A single flight of steps marks out the principal front on the south side of the house.

The house is entered through a heavily quoined and pedimented doorway in the rusticated plinth of the north portico which leads into the **ground floor**.

The principal rooms are on the first floor, the piano nobile. This floor is accessed by a magnificent cantilevered stone staircase which rises from the ground floor all the way up the house to a circular gallery beneath the dome on the second floor.

The **piano nobile** is the grand and focal centrepiece of the house, flooded with natural light from the dome above. The flooring is limestone, inlaid with marble design. Double doors open out onto the elevated portico steps. Enormous Venetian windows on each elevation of the house lead onto the four porticoes of the building.

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*...flooded with natural light from the dome above.*











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The four principal reception rooms lead off the main area of the piano nobile, the two largest being the **dining room** to the east and the **drawing room** to the west, separated from the central space by immensely tall arched polished oak doors; individual room doors are also highly polished oak with door-cases in the style of William Kent. Adjacent to the dining room is the **butler's kitchen**.

The two smaller rooms are a delightfully presented **library** and a pretty **sitting room** with a painted ceiling.

All these rooms are ornamented with elaborate carving and deeply modelled plasterwork of an early 18<sup>th</sup> century style, enhancing the rooms with a stately ebullience and grandeur. The predominance of this work has been undertaken by the noted carver, Dick Reid, who will be remembered for his work at Spencer House and Windsor Castle.

A **butler's pantry**, with a lift access from the kitchen below and a **china room** above, is situated next to the dining room.

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On the first floor, **six bedrooms** each with their own **bathrooms** are arranged round a gallery looking down on the piano nobile.

The lower ground floor consists of a central large hall, laid with limestone, surrounded by the main **kitchen, study/office, breakfast room, nursery, laundry room, boot room** and access to the extensive **cellars** which date from the previous house.



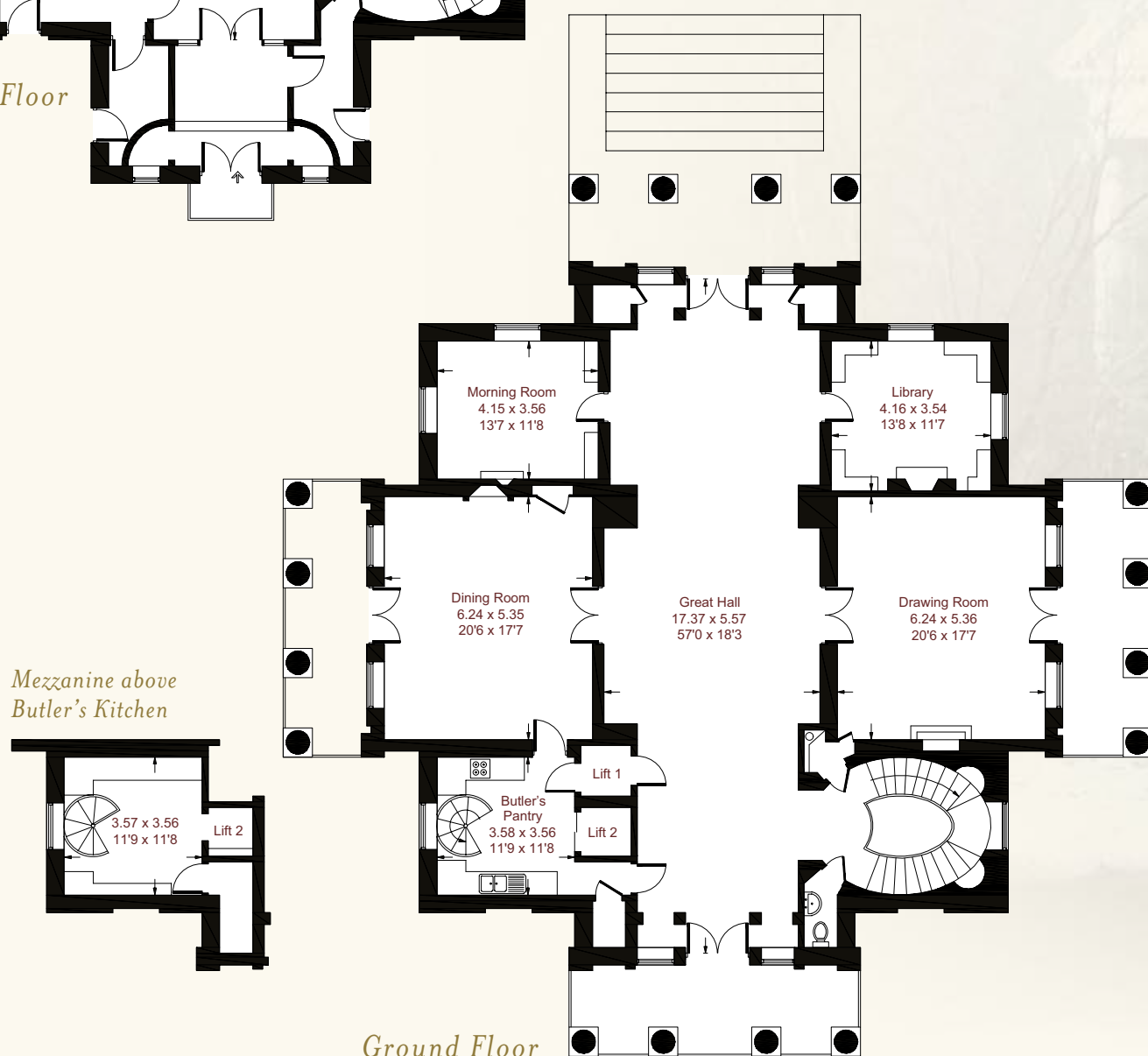






# HENBURY HALL

— FLOOR PLANS —







Gross Internal Area (approx.):-

**HOUSE** = 852.9 sq m / 9181 sq ft

**CELLARS** = 308 sq m / 3315 sq ft

For identification only ~ Not to scale



To First Floor

Mezzanine Store



First Floor



*...the exquisitely beautiful  
Palladian house is widely  
regarded as the most important  
country house built in the  
20<sup>th</sup> century in England.*











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## GARDENS AND GROUNDS

The 12-acre gardens pre-date the present house and are a tribute to many generations of custodianship. The current gardens are exquisitely beautiful, taking advantage of the undulating landscape and the two magnificent lakes.

The gardens contain many fine trees and shrubs including some rare specimens of Magnolia, Rhododendron and Camellia, some of which were brought back from China over 100 years ago.

The Grade II Listed **walled garden** has been recently restored and is completely organic, growing fruit and vegetables for the house along with cutting flowers.

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There are extensive Foster & Pearson **glasshouses**, believed to be 150 years old. These are still in use and contain many fine and rare specimens of Orchid and other plants which are displayed in the house.

At the rear of the glasshouses and attached to them is the **Gardener's Bothy** and **Potting Shed**.

Built against the south-facing outer wall of the walled garden are rare Grade II Listed **Peach Cases** built approximately 150 years ago. These are still in use and produce a fine crop of Figs, Peaches, Apricots and English Muscat Grapes.

In the main body of the garden next to one of the lakes is a well preserved 19<sup>th</sup> century ice house, Grade II Listed, of a classical egg shape.

A rare **Ram Pump** is situated in the Ram bed beneath the Gothic folly. The pump is the Blake's 'Hydram' and was made by John Blake Ltd, engineers of Accrington, Lancashire. It pumps spring water, solely by the use of gravity, to the house from the natural spring over half a mile away on the polo field.











*These gardens are exquisitely  
beautiful with a series of lakes  
as the centrepiece...*










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To the west of the walled garden is the Pool House, designed and built of curved glass by Francis Machin.

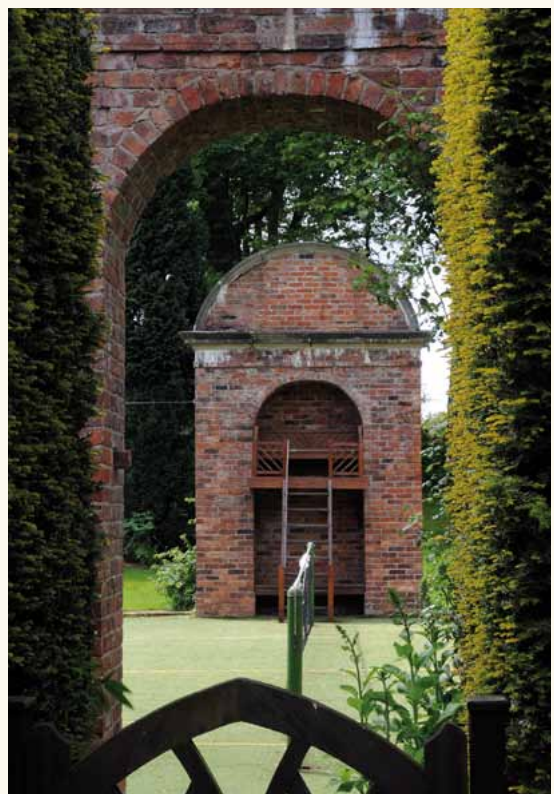
Within the **Pool House** is an attractively shaped swimming pool with an elaborate waterfall descending into the pool over an ornamental rock face, along with changing rooms and kitchens.

A **Tennis Court** is situated next to the swimming pool.

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*The woodland provides not only wonderful walkways but also the basis of shooting.*








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## LAND AND WOODLAND

Henbury Hall is completely protected by its own parkland and woodland. The Estate offers complete privacy whilst, due to the positioning of Henbury Hall in its high and commanding position, having fabulous far-reaching and unspoilt views.

The rolling, **historic parkland** surrounds the house and gardens, creating a beautiful and private setting. The land, being principally parkland and pasture land grazed by livestock, extends to approximately 394 acres and is principally let on short term agreements.

In the core of the Estate is a large area of mature woodland including the Smithy Wood and Big Wood. The woodland provides not only wonderful walkways but also the basis of shooting. In recent years the Shoot has been run in conjunction with the neighbouring estate. This arrangement could either be continued or brought to a close. The total woodland area across the Estate amounts to approximately 108 acres.

The land also includes a full sized **polo field**.

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*The Cave*

## RESIDENTIAL ACCOMMODATION

The Estate, in addition to the Tenants' Hall, includes a further 5 houses and cottages, the two largest properties being The Cave and Pale Lodge, both Grade II.

### THE CAVE

This two storey property, which is Grade II Listed, is situated in the middle of the Estate to the south west of the Hall. It incorporates accommodation at ground floor level with wings to either side of the main house.

The property is well presented internally. The ground floor provides substantial accommodation with a large open plan living kitchen, drawing room, sitting room, hall, study, conservatory and a separate area comprising two bedrooms with shower room on the ground floor, and there are a further three bedrooms on the first floor, all with en-suite bathroom facilities.

The property has ample parking, and gardens which extend to the front and side with views overlooking the surrounding parkland.

### PALE LODGE

Pale Lodge is a Grade II Listed lodge house situated on Chelford Road at the main entrance to Henbury Hall.

The property is of traditional construction over two storeys. Part of the house is of mock Tudor timber style elevations, resting on a stone plinth with pitched roof and slate covering.

There are garden areas to all sides of the property and a double garage and parking area on the other side of the access with small grassed area and woodland.

Internally the property provides substantial accommodation with three reception rooms, kitchen, pantry, WC and utility room on the ground floor. There are four bedrooms, a box room and two bathrooms on the first floor.

### HORSESHOE LODGE

This is a detached house situated at one of the entrances to Henbury Hall at the junction with School Lane on the eastern side of the Estate.

The property is a two storey house, believed to date from the late 18<sup>th</sup> century, and is Grade II Listed. The property is set within a garden to all sides with a driveway leading off School Lane to a detached garage block to the side of the house. The rear of the property overlooks the parkland of the Estate.

The property has two reception rooms and a kitchen on the ground floor with two bedrooms, a box room and a bathroom on the first floor.



*Pale Lodge*





*Garden Cottage*



*Horseshoe Lodge*



*1 and 2 Horseshoe Cottages*

### 1 HORSESHOE COTTAGES

1 Horseshoe Cottages, a semi-detached two storey cottage, situated just to the north of Horseshoe Lodge fronting onto School Lane.

The cottage has garden on three sides. There is a timber garage and off road parking. Internally the property has two reception rooms and a kitchen on the ground floor with two bedrooms and a bathroom on the first floor.

### 2 HORSESHOE COTTAGES

The adjacent semi-detached cottage to 1 Horseshoe Cottages is of very similar construction and appearance. The layout is slightly different internally but still provides two living rooms and a kitchen on the ground

floor together with two bedrooms and a bathroom on the first floor.

There are garden areas to the front and rear and an off road parking area to the side.

### GARDEN COTTAGE

This charming two storey cottage is Grade II Listed and is situated within the Hall gardens in the centre of the main part of the Estate, very close to the walled garden. A rear driveway to the property leads to a parking area for several cars. There is a stone flagged courtyard at the rear of the cottage and an enclosed lawned private garden to the side of the house. The property provides two reception rooms, kitchen, utility and bathroom to the ground floor and two bedrooms to the first floor.





## STABLE BLOCK AND COURTYARD

To the rear of Henbury Hall is the **stable block** and **outbuildings** set around a central courtyard. The two storey **stable block** on the north side of the stable yard is believed to date from the late 17<sup>th</sup> century although it has been altered since. Until very recently it was still used for stabling. It still retains all facilities for equine pursuits including loose boxes, tack rooms, grain room and groom's accommodation. There is also a **Stable Flat** which provides two bedroom staff accommodation.

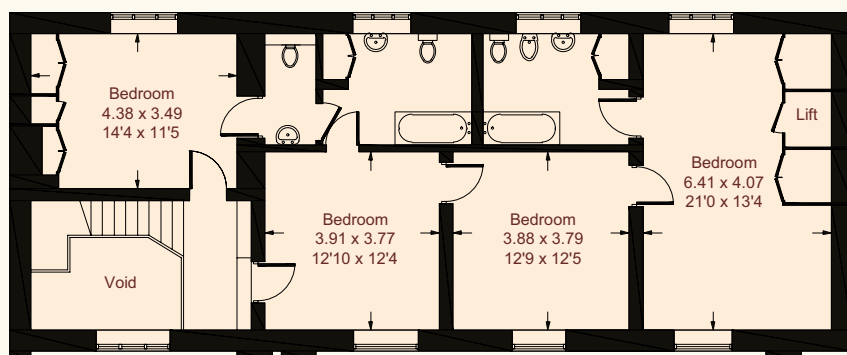
On the same side of the stable yard is the large **Estate Workshop** with a car inspection pit.

To the rear of the Estate Workshop is a large **Estate Carpenter's Workshop**.

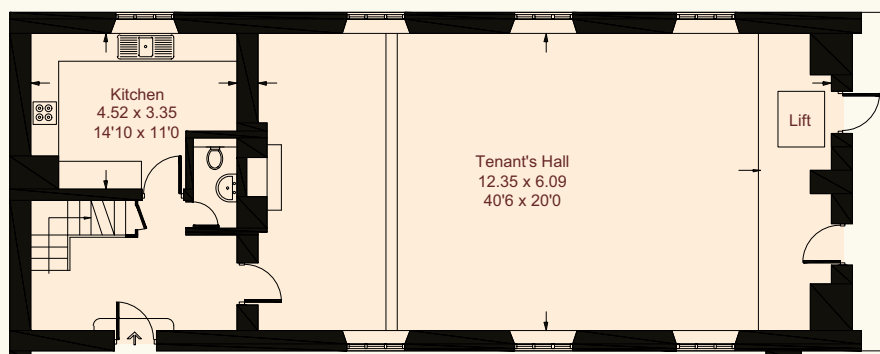
**The Tenants' Hall**, which forms the south side of the stable yard, was originally part of the previous house which was demolished. The Tenants Hall is often used for additional guest accommodation. It is laid out on two floors. The large main room on the ground floor was the room where the Estate's tenants came to pay their rents in previous centuries. There are steps down to the vast old cellars which connect with the main Henbury Hall. Other rooms on the ground floor are the **Kitchen**, **WC**, **Estate Office** and **Yard House** which is a staff cottage over two floors comprising sitting room, kitchen, WC and two bedrooms and a bathroom.



## TENANTS' HALL — FLOOR PLANS —



*First Floor*



*Ground Floor*

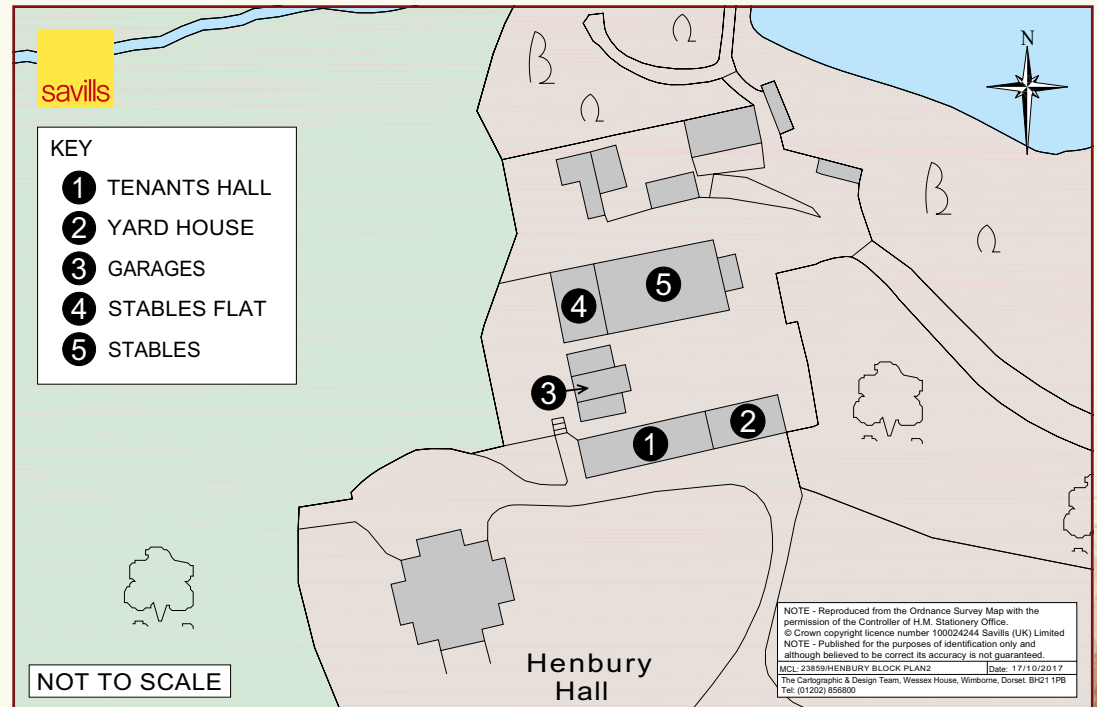




On the upper floor of the Tenants' Hall are four bedrooms and two bathrooms, along with other rooms which could comprise a small self contained **flat** and include two bedrooms, bathroom and sitting room.

At the western end of the courtyard is a **garage block** with a large central garage and one smaller garage. Another small wing has an electricity substation at the rear of it.

To the north of the stables and workshop is a lower **stable yard** with various stables and loose boxes set around a yard area, with other buildings used as tractor and garden machinery accommodation.

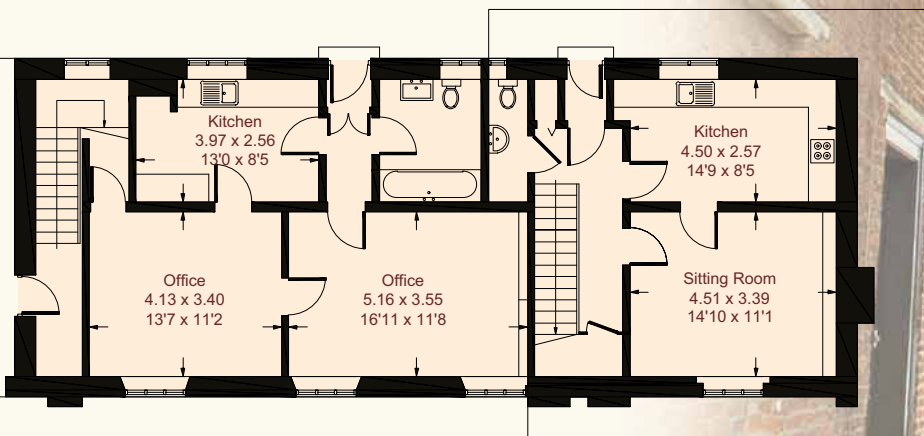
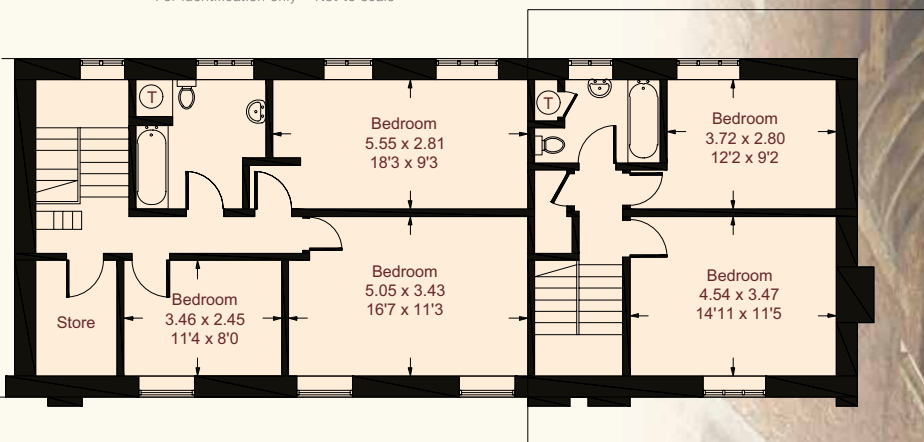


Gross Internal Area (approx.):-

**TENANTS' HALL = 348.9 sq m / 3755 sq ft**

**YARD HOUSE = 86.1 sq m / 927 sq ft**

For identification only - Not to scale





# GENERAL REMARKS AND STIPULATIONS

## METHOD OF SALE

The Estate is offered for sale by private treaty.

## DIRECTIONS

The postcode for Henbury Hall is SK11 9PJ.

### Travelling from the South by car:

Exit the M6 at Junction 18 (Holmes Chapel) take the A54 heading into Holmes Chapel and in the town centre follow the signs to Macclesfield taking the A535.

Stay on this road for approximately 10 miles to the **large roundabout at Chelford (Shell garage on one corner) and take the A537** which will bring you into Henbury (about 4 miles).

Turn right into School Lane immediately after the Blacksmiths Arms public house (this is opposite Flora Garden Centre). Travel along School Lane until you come to a small cluster of buildings on both sides of the road. Turn right immediately after the last cottage into

the unmarked private drive, crossing the cattle grid. You are now on the Henbury Hall Estate.

Follow the single track road until you come to the house. Do not turn into any of the Estate "side roads" until after you have passed the lakes but instead follow the main drive through the avenue of trees until you see the house on your right. Head towards the house and there is a gravelled area at the front where you can park.

### Travelling from the North by car:

Exit the M6 at Junction 19 (Knutsford) and follow the signposts into Knutsford and then the signs for Macclesfield to exit the town. This puts you on the A537 and will bring you through the large roundabout at Chelford mentioned in bold print above. Follow the same directions as above from this point.

## TITLE

The freehold title to the Henbury Hall Estate is

registered at the Land Registry under four title numbers: CH564606, CH524597, CH17653, CH565421. The official copy and title plan for these are available from the agent.

## SPORTING RIGHTS, WOODLAND, TIMBER AND MINERALS

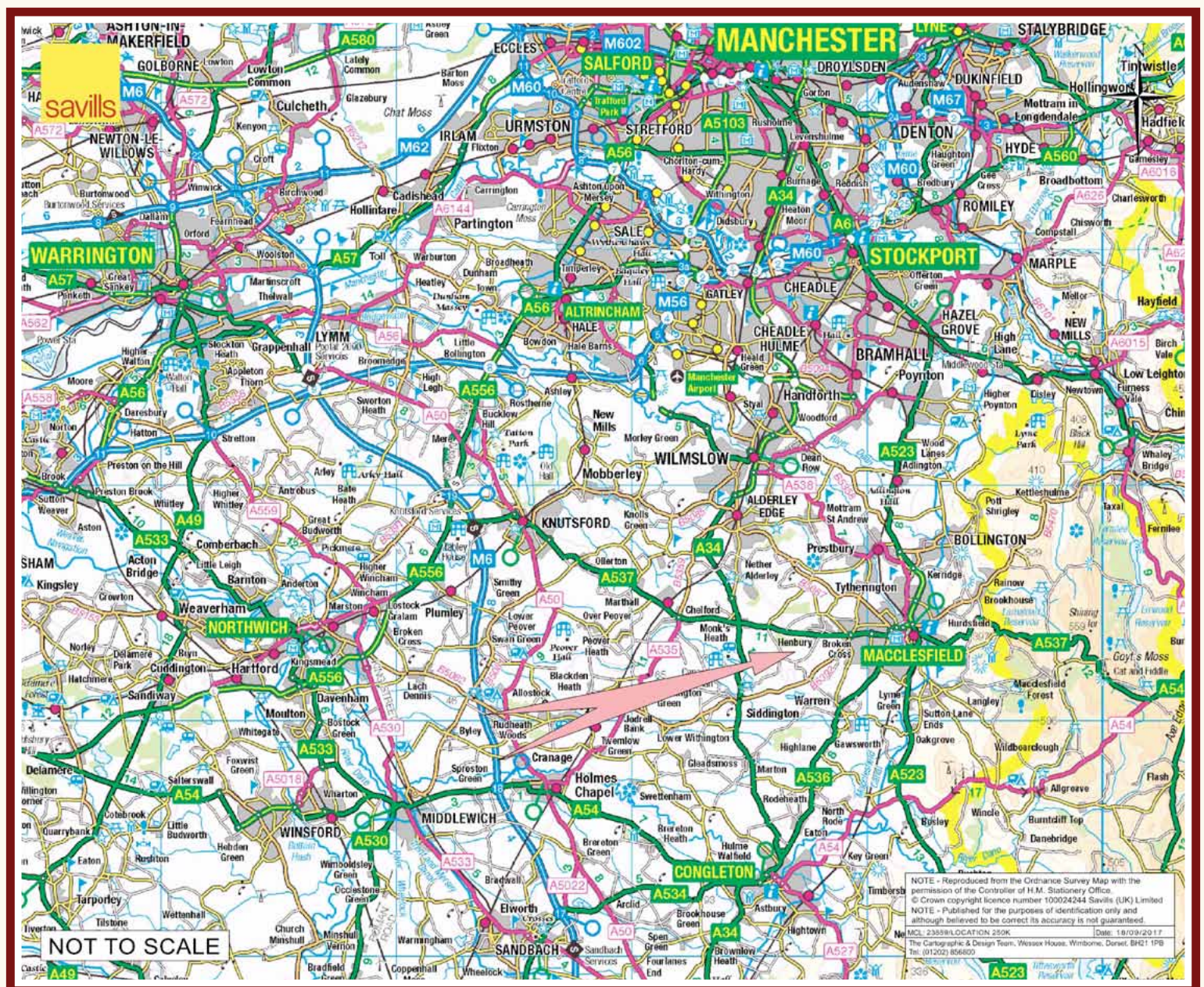
The sporting rights over the property are in hand and are included in the sale, as is all standing timber and minerals insofar as they are owned.

## CHATTELS AND CONTENTS

Items of furniture may be available by separate negotiation.

## FIXTURES AND FITTINGS

Garden statuary, carpets and curtains, light fittings and other removable items are not included in the sale, although some may be available by private negotiation.







## SERVICES

Mains water and electricity are connected to all the properties except Garden Cottage and The Cave, which are connected to an Estate water supply.

All the properties are also connected to the Estate gas supply except Pale Lodge.

Drainage is to a mixture of mains sewers and private drainage systems.

## DESIGNATIONS AND LISTED BUILDINGS

The Stable and Garage Block, The Tenants' Hall, The Cave and Horseshoe Lodge are all Grade II Listed.

Within the garden the Kitchen Garden Walls, the Ice House and Bridge over the weir are all Grade II Listed.

There is a Scheduled Monument located on the polo field.

## PLANNING

The property is offered subject to any development plans, Tree Preservation Orders, Town Planning schedules or resolutions which may or may not come into force. The purchaser(s) will be deemed to have full knowledge and satisfy themselves as to the provisions of any such matters affecting the property.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, or with the benefit of, all existing rights of way whether public or private including wayleaves, easements, covenants, restrictions and obligations whether referred to in these particulars or not. There are no public rights of way or permissive paths across the Estate.

## PROPERTY INFORMATION

Henbury Hall Estate is for sale with Vacant Possession on completion subject to the following occupancies:

Residential Property	Tenancy	Council Tax 2017/18 (Band)	EPC Rating	Electricity Supply	Water Supply	Heating Type	Drainage
Henbury Hall	Vacant	H	E	Mains	Mains	Gas	Septic Tank
Tenants' Hall	Vacant	H	F	Mains	Mains	Gas	Septic Tank
Stable Cottage	AST	D	F	Mains	Mains	Gas	Septic Tank
Horseshoe Lodge	AST	F	E	Mains	Mains	Gas	Septic Tank
1 Horseshoe Cottage	AST	E	E	Mains	Mains	Gas	Septic Tank
2 Horseshoe Cottage	AT	E	E	Mains	Mains	Gas	Septic Tank
Garden Cottage	AST	E	F	Private	Private	Gas	Septic Tank
The Cave	AST	H	E	Private	Private	Gas	Septic Tank
Pale Lodge	AST	G	F	Mains	Mains	Oil	Septic Tank



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# GENERAL REMARKS AND STIPULATIONS

## LOCAL AUTHORITY

Cheshire East Council, Delamere House, Delamere Street, Crewe, Cheshire, CW1 2JZ. Tel: 0300 123 5500.

## OCCUPATIONAL AND AGRICULTURAL LEASES

A full schedule of occupational and agricultural leases is available from the Vendor's agents.

## EMPLOYEES

Where appropriate, the purchaser will be responsible for complying with the statutory provisions of the Transfer of Undertaking (Protection of Employment) Regulations (TUPE). Details of current employees and the identity of each can be obtained from the agents.

## BOUNDARIES, AREAS, SCHEDULES AND DISPUTES

The boundaries are based on Ordnance Survey data and are therefore for reference only. The purchaser(s) will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party for compensation in respect thereof.

Should any dispute arise regarding the boundaries or on the general remarks and stipulations, particulars, schedules, plans or the interpretation of any of them, such questions shall be referred by the selling agents whose position acting as experts will be final.

## EPC

The Stable and Garage Block, The Tenants' Hall, The Cave and Horseshoe Lodge are listed and therefore are exempt from an EPC Rating.

## VIEWINGS

Viewings are to be arranged strictly by prior appointment with the selling agent.

## FARMING

There are various leases and licences over the land. The agreements are available to view in the data room.

## DATA ROOM

A comprehensive data room has been produced. Login details are available upon request to seriously interested parties only.

## VAT

Any guide price quoted or discussed is exclusive to VAT.

## SOLICITORS

Brabners, Horton House, Exchange Flags, Liverpool, L2 3YL.

Tel: 0151 600 3396. Attention: Rupert Jackson

Email: [rupert.jackson@brabners.com](mailto:rupert.jackson@brabners.com)

## IMPORTANT NOTICE

Savills and their clients give notice that:

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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.

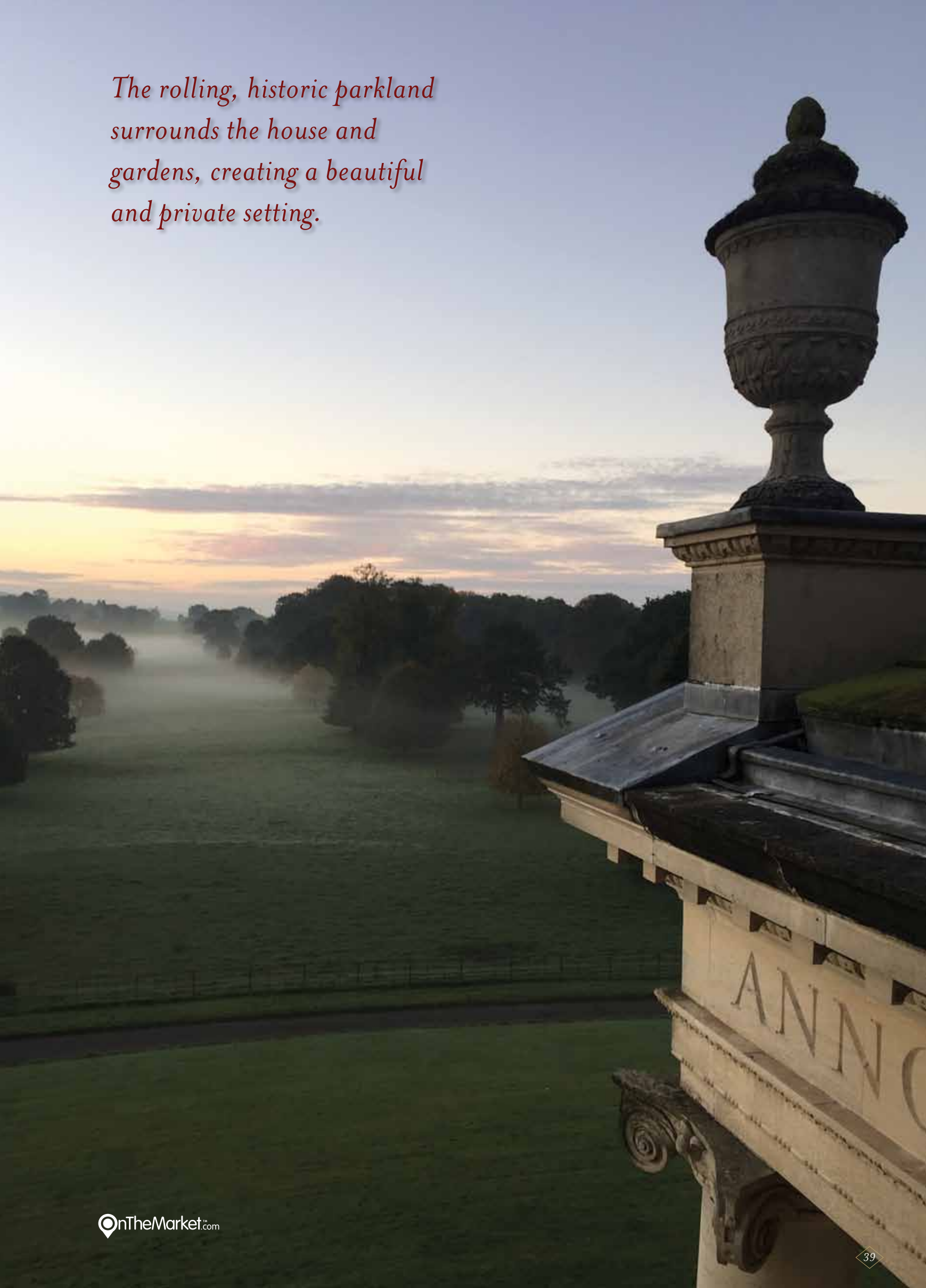
Particulars dated in October 2017.

Photographs dated June 2009 and August 2017.





*The rolling, historic parkland surrounds the house and gardens, creating a beautiful and private setting.*







[savills.co.uk](https://www.savills.co.uk)







