



FERNHILL HOUSE

NEWPORT | SHROPSHIRE

savills



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NEWPORT | SHROPSHIRE | TF10 8DL

*Newport 3 miles | Stafford 14 miles | Shrewsbury 21 miles | M54 (J3) 27 miles
(All mileages are approximate).*

AN IMPECCABLY RESTORED VICTORIAN COUNTRY HOUSE

Hall | Drawing Room | Dining Room | Study | Living Kitchen.

Gym | Entertaining suite with Cinema, Snooker Room and private bar.

5 principal bedrooms, all en suite.

State of the art Crestron automated system | Full air conditioning. | Under-floor heating on ground floor.

Planning permission for indoor swimming pool.

Hard tennis court | Attractive gardens and grounds | Large paved courtyard.

4 heated garages | 3 stables.

In all about 14.59 acres.



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

INTRODUCTION

Fernhill House has been completely restored over the last 10 years to an exemplary standard by the current owners. Every effort has been made to use the highest quality materials and appliances throughout.

Fernhill House now offers a wonderful balance of fine high quality contemporary living within the environs of a period country house.

SITUATION

Fernhill House is situated on the Shropshire/Staffordshire borders, just within the County of Stafford. Newport is close by, 3 miles, which is a charming market town with excellent shops including Waitrose and Aldi, together with a number of traditional and independent shops.

The educational facilities are outstanding, with the selective Grammar School and High School being amongst some of the highest achievers in the country. In the private sector there are a number of excellent schools close by including Shrewsbury School, Shrewsbury High School, Wrekin College and Denstone College. Prep schools include Yarlet Hall, The Old Hall and Birchfield.

Communications are excellent either by road or rail. Fernhill House is within 2 miles of the A41 leading on to the M54 and the main motorway networks. Trains from Stafford (14 miles) take 1 hour 17 minutes to London. Birmingham Airport is within an hour's drive (45 miles) and Manchester Airport about 1½ hours (60 miles).





HISTORY

Historically Fernhill House was the principal house on Fernhill Farm, which was the largest and most important farm on the Aqualate Estate. The Aqualate Estate belonged to the Bellow family who were baronets. Its boundaries bordered those of the Chetwynd Estate, which belonged to the Borough family. It appears that in the 1870s the two then landowners of the day vowed to build a bigger principal farmhouse on their Estates than the other, hence the stature and gravitas of Fernhill House, which was built in 1879 and sits in a wonderful position overlooking farmland and on to Whitley Manor, being part of the neighbouring Borough's Estate.





DESCRIPTION

Fernhill House has been restored over the last 10 years to an exemplary standard using the highest quality materials and specifications. It now provides an elegant country house offering a balance of larger rooms ideally suited for entertaining and others for the needs of high quality modern day living.

The principal 45' drawing room is a particular feature of the house, as is the fabulous high quality living kitchen complete with Gaggenau and Miele appliances. There is also a 4-door LPG gas Aga with an electric companion.

A fabulous entertaining suite has been created complete with cinema, bar and pool table.

On the first floor are 5 substantial bedroom suites.

There is full air conditioning throughout, and under-floor heating. A sophisticated Crestron automated system has been installed throughout the House.





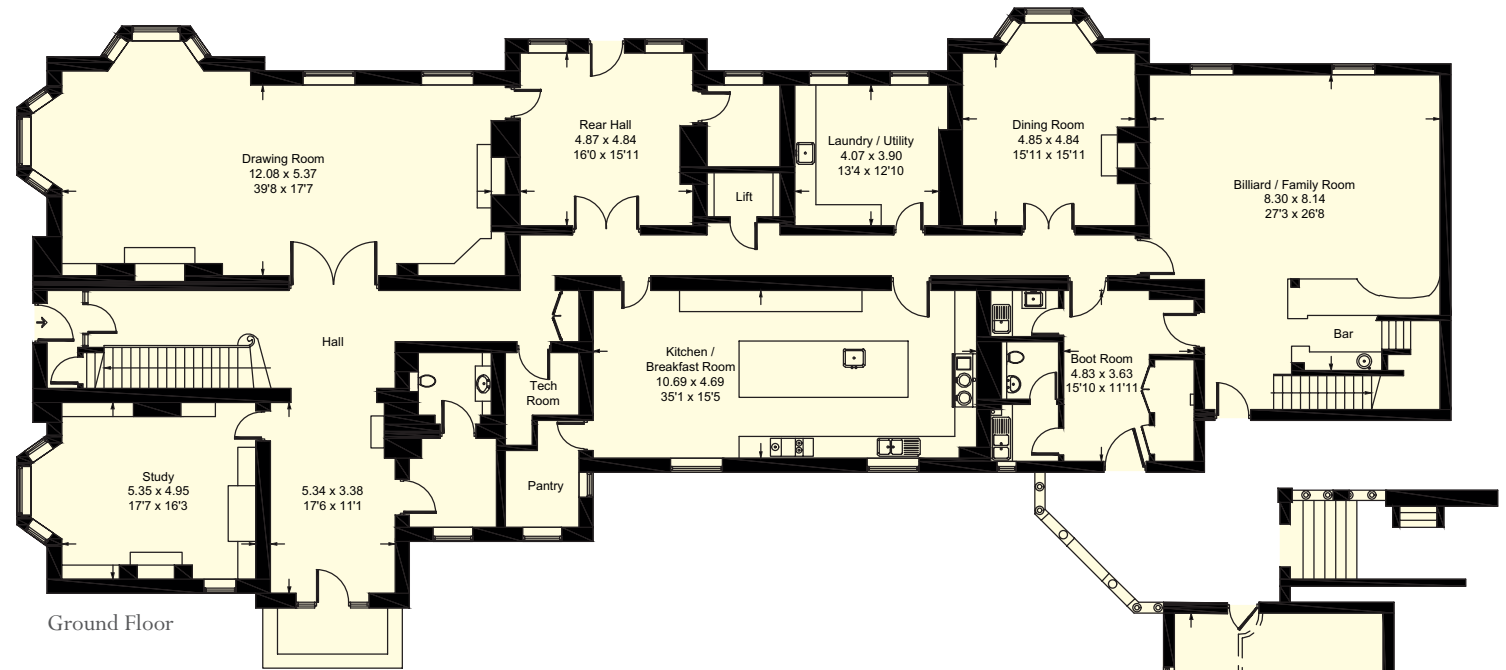




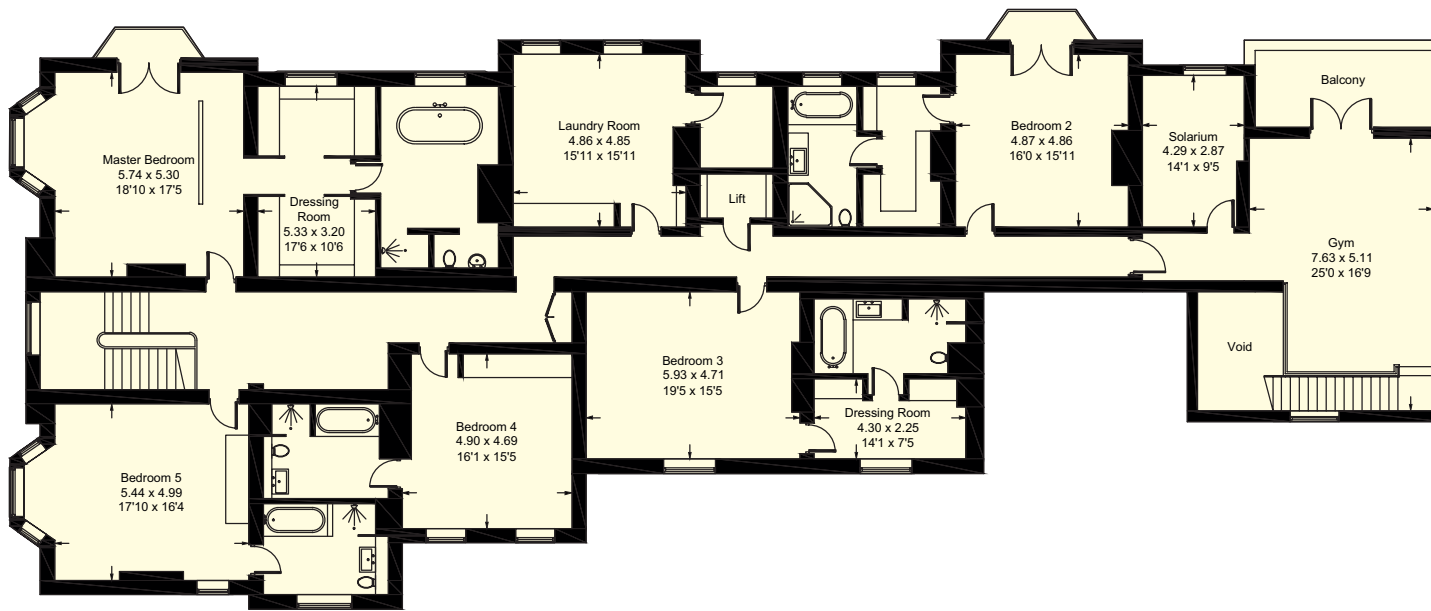




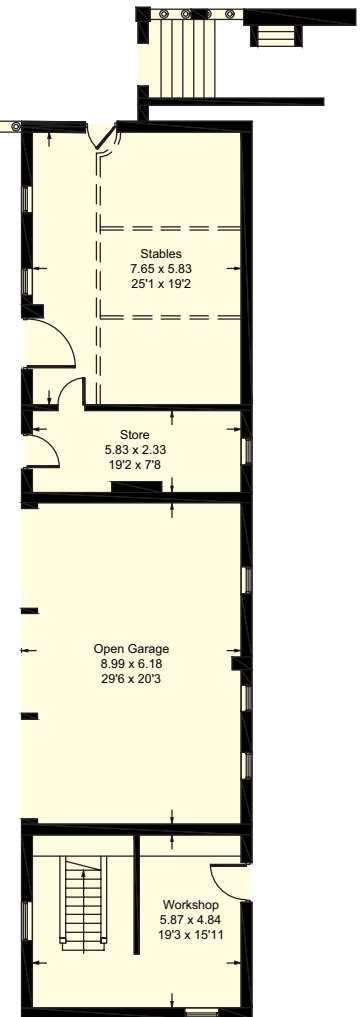




Ground Floor



First Floor



Outbuilding - Ground Floor

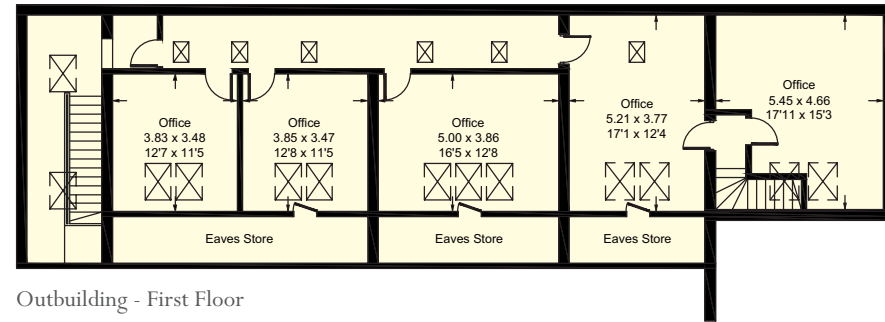
Approximate Gross Internal Area:

House - 868.2 sq m (9,345 sq ft)

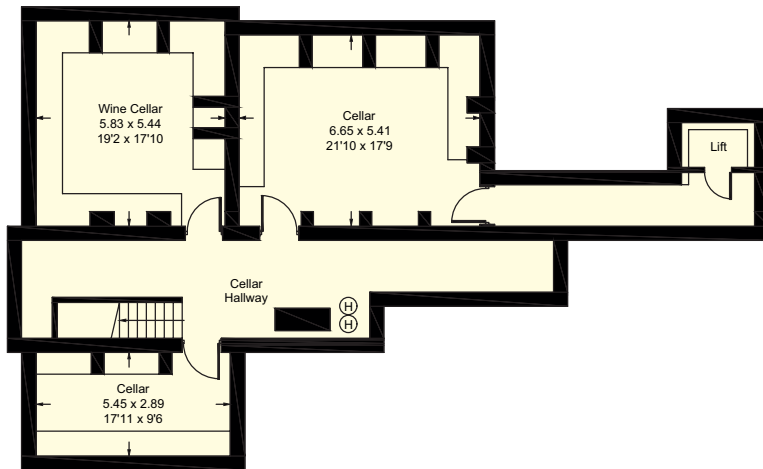
Cellar - 139.2 sq m (1,498 sq ft)

Outbuildings - 630.2 sq m (6,783) sq ft

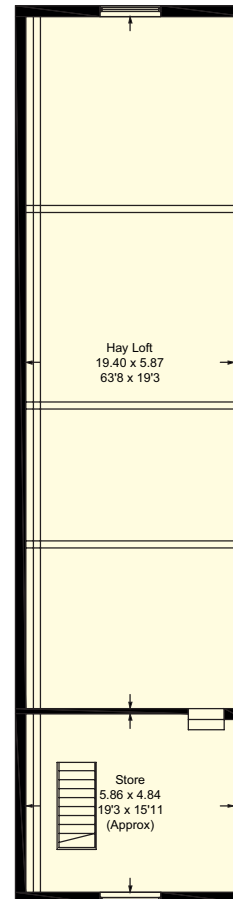
For identification purposes only. Not to scale.



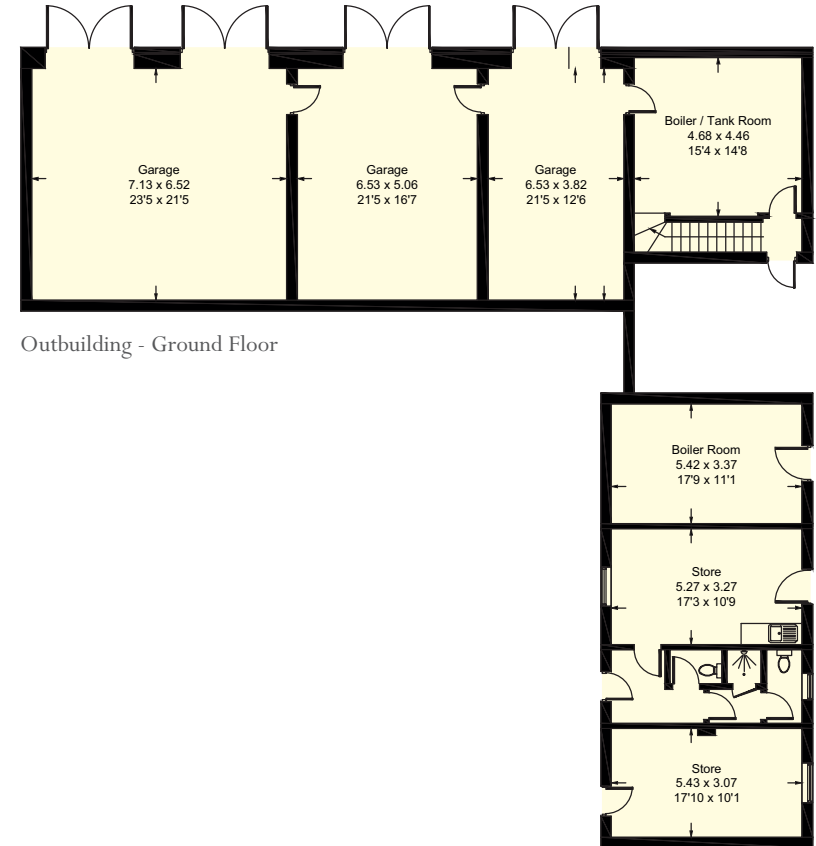
Outbuilding - First Floor



Cellar



Outbuilding - First Floor



Outbuilding - Ground Floor

OUTSIDE

To the front of the house is an extensive paved courtyard flanked by 4 heated garages, stabling and an estate workshop. There is an attractive garden including a hard tennis court.

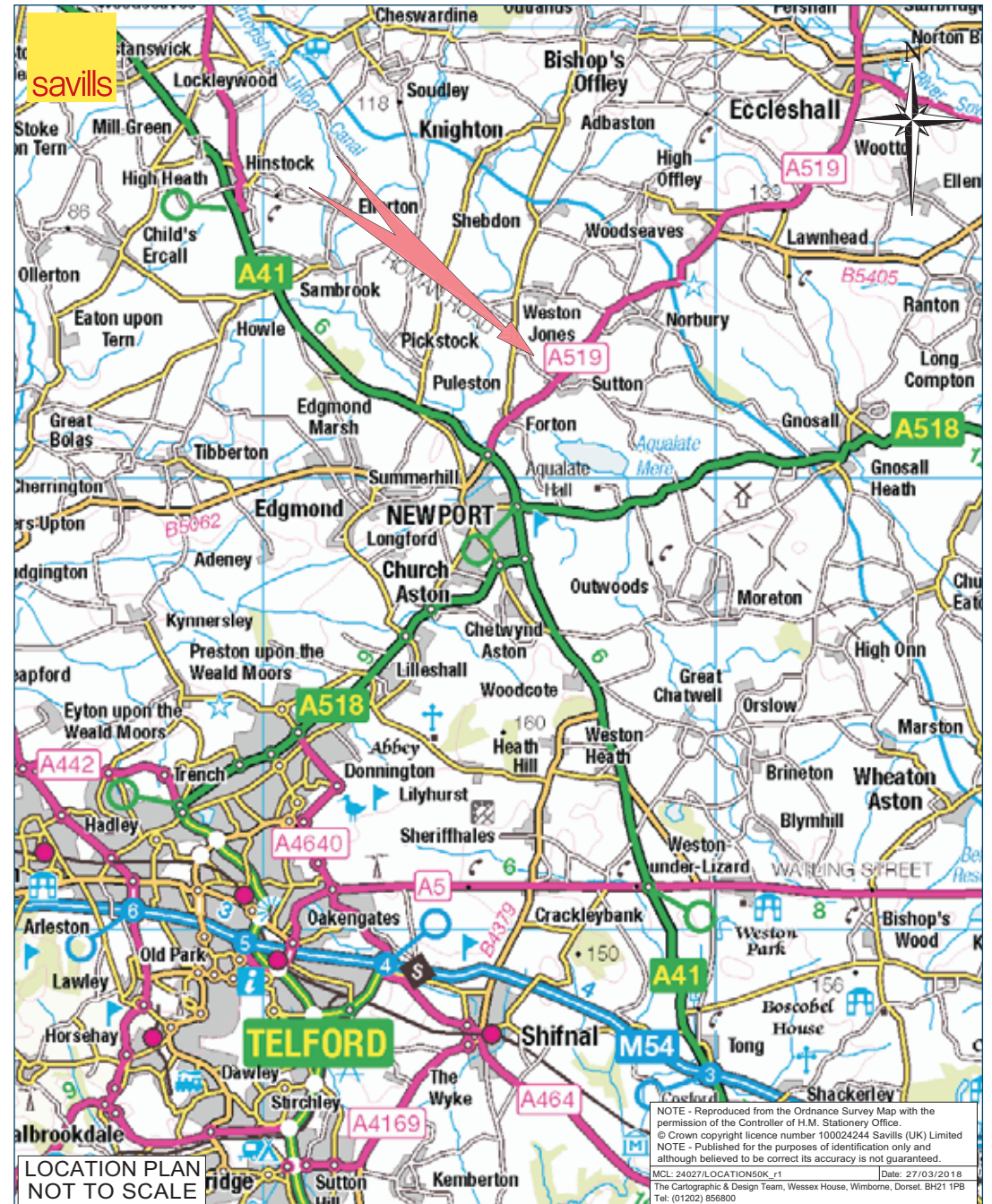






DIRECTIONS

The postcode to Fernhill House is TF10 8DL. From the M54 take the A41 to Newport. Take the 3rd roundabout signed to Eccleshall (A519). Continue for approximately 1.5 miles and turn left, signposted Fernhill. The grand gates to Fernhill House are situated on the right-hand side.



METHOD OF SALE

Fernhill House is offered for sale by private treaty.

TENURE

Freehold.

VIEWINGS

Viewings are strictly by prior appointment only and can be arranged through Savills.

FIXTURES AND FITTINGS

All carpets, curtains, blinds, light fittings, garden furniture (including the hot tub) and sculptures are expressly excluded from the sale. Only those items described in these particulars are included in the sale, and the Vendor can give no warranty of serviceability. The right is reserved to remove any items not specified or described prior to completion of the sale.

LOCAL AUTHORITY

Staffordshire County Council.

Telephone: 0300 111 8000.

COUNCIL TAX

Band: G.

SERVICES

Electricity: Mains electricity is connected, including a 3-phase supply.

Water: Fernhill House is connected to mains water. There is also a borehole which supplies water for the garden.

Drainage: There is a biodisk sewage disposal system on the property which also serves other properties close by.

Gas: LPG

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.





IMPORTANT NOTICE

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Brochure prepared: May 2018

Photographs taken: April 2018