



The Vineyard

Weston under Redcastle | Shropshire





The Vineyard,

Weston under Redcastle,
Shropshire, SY4 5JY.

A beautifully situated country house in ancient parkland, with a stunning south-facing aspect and spectacular views, wonderful gardens, terraces, woodlands and equestrian facilities.

- GF: Hall, Drawing room, Sitting room, Dining room, Kitchen/Breakfast room, Conservatory, Office/Study, Play Room.
- Master bedroom with en suite, 4 further bedrooms, 2 Bathrooms.
- Sweeping gravel drive, double electric Entrance Gates.
- Formal gardens, Stone terraces, Summer house, stunning Woodland walks.
- Superb Equestrian facilities & well planned Stable Yard.
- 7 Stables, Tack & Feed Room, Hay Barn, 40m x 25m floodlit Manege.
- Recently constructed bespoke Triple Garage with Offices above.
- Approx. 28.6 acres of grass paddocks and woodland (further land available by sep. neg.)

Weston under Redcastle 1.5m | Hodnet 3m
Whitchurch 9m | Shrewsbury 13m | Chester 30m | Stafford 26m | Birmingham 49m
Manchester 59m





The Vineyard

Dating from the 18th century The Vineyard is built of rendered brick under a slate roof and is approached off a country lane, up a long private drive through its own grounds. The drive sweeps into a large, gravelled turning circle, which leads onto an open courtyard and the main architraved entrance. The large flagstone terrace surrounding the house offers a number of seating areas and leads to alternative entrances on other sides of the house.

The Vineyard exudes comfort and charm with an immensely welcoming ambience. The elegant hallway leads to the first floor galleried landing and opens onto the principal rooms as well as the guest accommodation. Three of the four reception rooms enjoy the most magnificent natural light with south facing sash windows. The bedrooms are spacious and elegant and all offer beautiful views. Both the playroom and study can be accessed through a separate entrance, providing either generous additional office accommodation or the potential for a self-contained flat.

The galleried landing gives access via an attractive wooden bridge to the upper garden lawns, stone terraces



and woodlands at the back of the house. French doors as well as bay windows on the ground floor sustain the feeling of living in a spectacular landscape. The beautifully presented house offers wonderfully warm family accommodation and possesses a wealth of period features, including fine plasterwork, ornate cornices, open fireplace, three log burners and oak floors. In addition to all the usual modern conveniences, a notable asset of the house is its contemporary kitchen, which extends into a superb Georgian style conservatory for eating and entertaining. The dining room, with its inglenook fireplace and wood-burning stove, makes an intimate and convivial space for more formal occasions.





Gardens and Grounds

The house sits in the grounds of its own small estate of over 28 acres, however, there is potential for further land to be available adjoining the property by separate negotiation. The land is composed of large areas of pasture and paddocks to the south and sides, with ornamental woodland enhancing the natural beauty of the escarpment to the back. Extensive lawns and formal areas of garden immediately adjoining the house lead out, via a series of stone steps, sweeping paths and grassy drives, to the more informal shrubberies and woodland walks.

The gardens include a series of lawns, ponds, and ornate stone terraces. To the front of the mixed and herbaceous borders, raised beds and clipped yew hedges lie two lawns abutting a long ha ha, creating open views across the lily ponds to the exquisite valley beyond. Further lawns on either side ascend to a variety of garden and woodland areas, including the Bluebell wood. There is a small ornamental orchard as well as massive banks of azaleas and rhododendrons.

The woodland walks constitute a principal amenity of the house offering exceptionally fine views and tranquil privacy. These consist of open spaces, mature specimen and native trees, and tunnels running through large areas of Portuguese and Cherry laurel. Many fine deciduous, evergreen and redwood trees stud the grounds, including splendid oaks and beech, two prominent copses of Sequoia, several Wellingtonia, a magnificent ancient yew, and delicate Scots Pine and Birch groves. To this has been added the careful planting of wygelia, magnolia and camellia, in addition to other specimen trees and shrubs.

A drive runs below the ha ha giving access to the stables & a bespoke triple Garage & Office facility that the vendors have recently constructed from the main drive. The Office accommodation, at first floor level above the garages, constitutes two offices (5.4m x 4.5m & 5.4m x 3.7m) a Kitchen & a WC. The offices orientate to the delightful south facing views & have an air-conditioning unit running the heating. The triple garage has electrically operated up and over doors & provides excellent additional parking or storage.





Equestrian Facilities

The purpose built 5 box stable yard of timber construction with a convenient concrete forecourt area that is gated & post and rail fenced. There is a Tack room and feed / bedding store area & all stables have rubber floor matting. Adjacent to the stable block is a detached Hay Barn (9.14m x 5.94m) & there are a further two isolation stables for use within a detached traditional brick range outbuilding if required.

An excellent 40m x 25m, floodlit Manege is situated opposite the stable yard with a silica sand and fibre mix surface, post and rail perimeter fenced.

The grass paddocks have good accessibility from the equestrian facilities.

We are informed by the vendors that no public footpaths cross the land.



Situation

Nestling in the glorious Hawkstone Hills, The Vineyard lies in an unrivalled position, commanding panoramic views to the south and protected by its own wooded sandstone escarpment. Neighboured by Hawkstone Hall to the north, the celebrated Follies' Grade 1 parkland to the west, the magnificent Bury Wall's iron age fort to the south, and the renowned gardens at Hodnet Hall to the east, The Vineyard lies at the heart of what can lay claim to being one of the most important and beautiful landscapes in England.

The Vineyard benefits from being centrally positioned in a beautiful valley edged by three classically pretty English villages, with their excellent amenities, including local shops, restaurants and hotels, golf, tennis and cricket clubs. The valley and its vicinity also offer abundant opportunities for a wonderful quality of rural life, including fishing, walking, shooting. The vendors enjoy access to miles of superb out-riding from the property.

The historic County Towns of Shrewsbury, Chester and Stafford, with their magnificent Tudor shopping centres, lie within easy reach and provide good recreational, entertainment and business facilities. There are many fine schools within easy reach, including excellent village schools, the major preparatory and public schools of Packwood and Shrewsbury, the near-by Adam's Sixth Form College, and two outstanding grammar schools at Newport.

The railway line between Manchester and Cardiff is a short drive, and there are three mainline stations to London, Birmingham and Scotland just over half an hour away (fastest time to London about 80 minutes from Stafford). The M54, with its links to the M5 South and the new M6 toll around Birmingham is a 20 minute drive, gives easy access to the national motorway network.

International airports at Birmingham, Manchester and Liverpool are each approximately an hour by car or train.

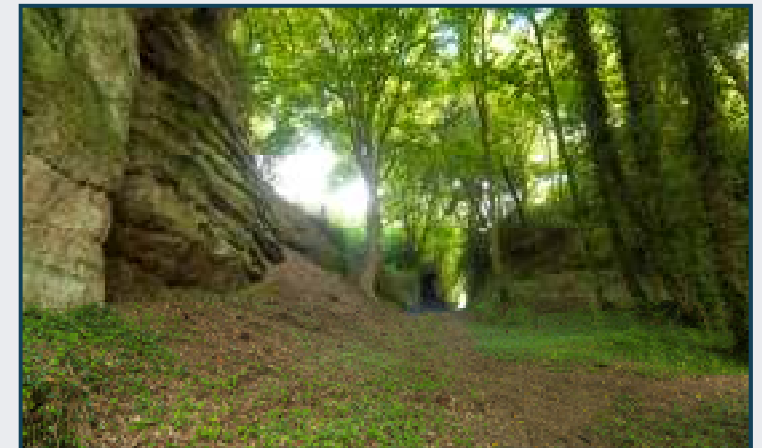


History of The Vineyard

The Vineyard sits in parkland, part of a masterpiece of English Natural gardening on a par with Blenheim and as memorable as the Orsini gardens in Italy. The house and folly were built in the early 18th century by Sir Rowland Hill as part of the aggrandisement of the expanding family estates. Visited by Royalty in 1748, Philip Yorke was impressed by the grandeur of the works and noted The Vineyard as 'a most warm spot'. On the break-up of the estates by Lord Marchamley in 1925, the house with its Terrace and parcels of Rake Park, formerly a magnificent deer-park, passed into new hands.

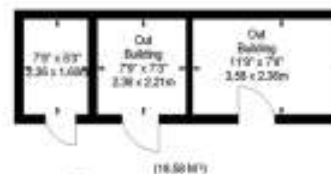
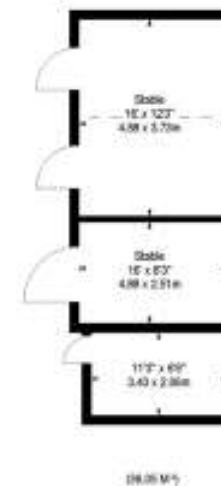
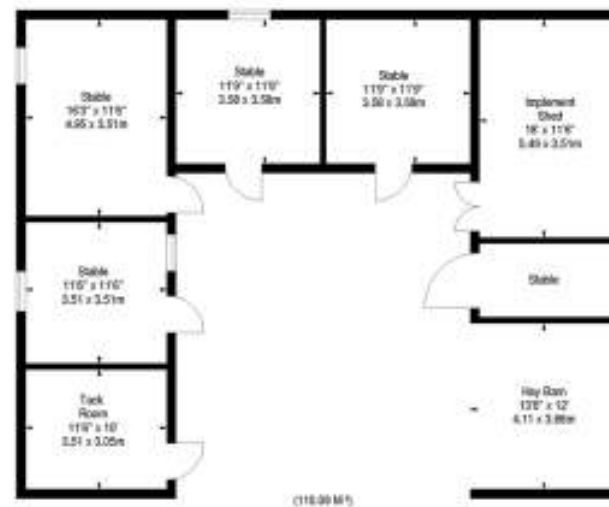
The land is edged by a long sandstone wall built into the high ground of the escarpment lying behind the house.

The extensive stone terraces and tower, complete with bastions and flights of stone stairs, suggest a particularly grand and ornate copy of a Roman vineyard. This work marks the first phase of the development of the feature, for which the Hawkstone area became renowned, namely the ornamental walks in the vicinity of The Terrace. But even before this, according to The Centre for the Conservation of Historic Parks and Gardens, their 'sublime, awe-inspiring, romantic, wildly picturesque and rocky scenery' was widely celebrated. The folly now forms a romantic ruin. The fashion for great families to cultivate their own wine, and grow exotic fruit such as the pineapple, decreased after the Napoleonic Wars and the Terrace was replanted by 1850 with specimen trees from North America and other parts. The genius of the spot remains, having long been adorned by legends surrounding the nearby medieval Red Castle, once inhabited by the giants Tarquin and Tarquinius, and the impressive Bury Walls, noted in Camden's 1695 Britannia as 'a most famous place in King Arthurs daies'.



The Vineyard
Approx. Gross Internal Area*
3912 Ft² - 363.42 M²

Out Buildings
Approx. Gross Internal Area*
2326 Ft² - 216.07 M²



Services

Mains electricity.

Private water supply and drainage.

Oil fired central heating.

Residential EPC Rating E.

Local Authority

Shropshire County Council 0845 678 9000

Council Tax Band G

Directions

Post Code SY4 5JY

From Shrewsbury take the A49 signposted Whitchurch. After about 10 miles, take a right turn for Weston under Redcastle. Through the village, continue for a mile, passing the Hawkstone Follies, and the drive to the house is to be found on the left, opposite the lodge to Rake Park.

From Hodnet, take the village bend round by the Church follow the signs to Marchamley. After about 500 yards up the hill take a sharp left turn to Weston under Redcastle. This lane has pools on the left and is called Paradise. Proceed for about a mile and the Vineyard is to be found on the right hand side, set far back into the hill.

Viewing

Strictly by prior appointment with the Sole Agents Jackson Equestrian on 01928740555.



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