

Fillongley Hall, Fillongley, Warwickshire



For sale for only the second time in its history, Grade II Listed Georgian hall and estate offers architectural grandeur together with practical family living.

- 9 bedrooms
- 5 reception rooms
- Cottage, outbuildings, lakes
- Parkland, woodland - 114 acres
- Whole or 4 lots - Lot 1 @ £3.85m

Guide price £4,500,000

Freehold

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Mileage

Meriden 5 miles, M42 (J3) 7 miles, Solihull 13 miles, Birmingham 17 miles, Rugby 20 miles, London 105 miles, Trains to London Euston (57 minutes) 7 miles, Birmingham Airport 9 miles (All mileages and times are approximate)

Situation

Despite its wonderfully rural setting, Fillongley Hall is within easy reach of the M42 and the M6 with easy access to Birmingham International Airport, the NEC and beyond. There are a number of local train stations providing excellent commuter services into Birmingham and London. Also within close proximity is a wide selection of public and private schools and there are excellent leisure and shopping facilities in nearby Solihull, Birmingham, Warwick and Leamington Spa.

Description

Formal gates provide access to the main drive that winds through an arboretum which includes a wide variety of specimen trees, shrubs and seasonal flowers. The approach offers glimpses of the handsome northern elevation of the hall through the trees.

Fillongley Hall, in Warwickshire, is a superb neo-classical house. It was designed by George Woolcott for the Rev. Bowyer Adderley, uncle of the 1st Lord Norton, and was essentially built in two stages. It began with the south front in 1824-25 and was extended fifteen years later with the addition of the monumental front entrance, the hall and the library, which were built in 1840-41 by J. L. Akroyd of Coventry; he also added a short projecting wing to the west. The house retains all of the original

features. Woolcott's distinctive seven bay long low structure on the south side looks just as it did when he built it, complete with its 'Veranda covered with Copper' - as mentioned in the estimate of works. The three ground floor rooms within are also as Woolcott left them: an ante-room in the centre, with curved end walls set with niches, flanked by a drawing room on the east and dining room on the west. The north front boasts an immensely impressive recessed portico which is framed by two giant Ionic columns and resembles the vestibule of a Classical temple, very reminiscent of an early Greek revival house. This style of architecture is continued into the sky lit hall beyond, which scales the whole height of the house and boasts four fabulous rosso antico scagliona columns. The interior of this house has been described as 'One of the great unsung interiors of the Greek revival

in England' and is one that depicts the cultivated tastes of a late grand tourist, carrying the traditions of the Regency into the early years of Queen Victoria. In its long history, Fillongley Hall has played host to many noteworthy and illustrious visitors, including leading political figures from the 19th century, such as Gladstone and Disraeli. The hall was the family seat of the eighth Lord Norton and remained in the ownership of the Adderley family from when it was first built until it passed into the hands of the current owners who have lovingly updated and restored the hall to its former glory. The house is surrounded by rich woodland gardens which provide a wonderfully mature setting. Throughout its history, Fillongley has retained its privacy and seclusion and yet is very accessible.

Accommodation

Despite its grandeur, the hall lends itself to modern family life, combining formality with comfort and open plan living.

The external French doors along the southern side of the hall all open onto the covered veranda, making for exceptional summer living. Internal doors enable the reception spaces to provide either open plan accommodation or cosy winter living.

The principal bedroom suite includes a substantial bedroom with an open fireplace and marble surround, and offers uninterrupted rolling views over the park. Linked to the bedroom is a dressing room and a bathroom with its own open fireplace. In addition there are eight further spacious bedrooms and four further bathrooms, many with lovely views.

A grand cantilevered oak staircase with an ornately carved bannister and cupola above, rises to the first floor and leads to an impressive partly galleried landing with two pairs of scaglio sienna yellow Doric columns.

The formal gardens at Fillongley Hall slope down from a covered terrace to the south, providing lovely views both from the garden and from all the principal reception rooms and bedrooms. Wide terraced lawns are interspersed by specimen trees and beyond the lawns is the well established parkland and lakes. The tennis court and croquet lawn are both within easy reach of the house and from the gardens is a view across to Fillongley Hall's own beautifully manicured cricket ground. To the west of the house is a walled kitchen garden, the stable block, stable yard and the groom's cottage.

Tenure: Freehold

Energy Performance: A copy of the full Energy Performance Certificate is available on request.

Local Authority: North Warwickshire District Council

Directions

From the M40 take the first exit after Junction 15 onto the M42. Take M42 north (sign posted for Birmingham and the NEC). Exit at junction 6 of the M42 (signed for NEC and the airport). Take the A45 for Coventry. From the A45 take the first left signed B4102 (Fillongley 4 miles). Drive for 4 miles until reaching a T-junction and turn left (signed for B4098 Tamworth). After 0.3 miles take the first left "Blackhall Lane". There is a sign for the "The Cottage Inn" at the bottom of Blackhall Lane. The Lodge gates to Fillongley Hall are just after the crossroads sign and directly opposite Mill Lane (approx. 0.5 miles from the bottom of Blackhall Lane).

From the M1/M6 leave at junction 4 of the M6 and then take the A446 (N) towards Coleshill. After the second roundabout bear right (signed Coleshill South). Continue into the village for approximately 1 mile, then turn right opposite the Coleshill Hotel. Stay on this road for almost 5 miles. The gates to Fillongley Hall will be found on the right hand side opposite Mill Lane, about a mile before the village of Fillongley.

Viewing: Strictly by appointment with Savills

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