WENTWORTH WOODHOUSE
SOUTH YORKSHIRE
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One of the great Georgian houses of England

M1 (J35) 3 miles · Rotherham 4 miles · Sheffield 10 miles A1(M)
Doncaster 11 miles (trains to London Kings Cross from 1 hour 43 minutes)
Leeds 29 miles (All distances and times are approximate)
Grade I listed mansion house (over 124,500 sq ft + cellars)
Grade I listed stable block including redundant modern extensions (over 72,000 sq ft)
Former halls of residence blocks
The Camellia house
Approximately 82 acres of gardens, woodland and parkland
SITUATION

Wentworth Woodhouse sits in 82 acres of gardens, parkland and woodland surrounded by the greater park and farmland of the Fitzwilliam Estate in what was once one of the finest parklands of its age.

The attractive former estate village of Wentworth lies immediately to the north west and offers a number of amenities including public houses, a restaurant, two churches and a general store.

Wentworth Woodhouse is situated 10 miles to the North East of Sheffield in an extremely well connected location with good access to the M1, A1(M) and M18 motorways. There are mainline railway stations at both Sheffield and Doncaster, both with direct trains to London. There are International airports at Doncaster-Sheffield, Leeds-Bradford, East Midlands and Manchester.

The postcode for the property is S62 7TQ.
Described as a ‘marvel of English Architecture’ Wentworth Woodhouse is without doubt one of the finest and grandest Georgian houses in England and at 606 ft it is famously considered to have the longest facade.

Wentworth was built principally for Thomas Wentworth, Lord Malton, Marquess of Rockingham and in effect comprises the unusual combination of two back-to-back houses which began with the construction of the West Front from 1724–28 followed by the imposing East Front from 1731–50. It is attributed to an impressive list of architects including Ralph Tunnicliffe, Henry Flitcroft and John Carr and despite its two contrasting facades the intention was always to build a house on such a grand scale. The West Front is built of brick in the English Baroque style, whilst the East is in sandstone and is a classical, Palladian masterpiece.

The Rockinghams were one of the greatest Whig dynasties of the 18th Century and Wentworth Woodhouse was a centre of great political influence—paralleled only by the other great country houses of Stowe and Woburn. Charles, the second Marquess was Prime Minister in 1765–66 and again in 1782. The house later passed to the Earls Fitzwilliam who remained in ownership until the late 20th Century.

Following the death of the 8th Earl Fitzwilliam in a flying accident in 1948 a greater part of the house was vacated and in 1950 it was let to the West Riding County Council who made use of it until 1986, first as a teacher training college and then as part of Sheffield City Polytechnic. The house and its 82 acres of grounds were sold to a private purchaser in 1988 and subsequently to the current owner in 1999.
DESCRIPTION

THE MANSION HOUSE

The magnificent interiors at Wentworth are acknowledged to be some of the finest of the Georgian era and span the whole of the 18th Century. They are the work of three patrons—the First and Second Marquess of Rockingham and the Fourth Earl Fitzwilliam. They have been described by Sir Nikolaus Pevsner as being ‘...of exceptional value. A suite like that along the East Front from the Whistlejacket Room to the library is not easily matched anywhere in England.’

The majority of the state rooms are laid out across the ground and first floors of the Palladian east wing and retain much of their fine architectural fittings, inset paintings and chimneypieces. Rooms of particular note include the magnificent pillared hall which gives access to the domestic spaces of the ship room, low dining room, and painted drawing room. The chapel was completed in 1734 and designed by Henry Flitcroft but includes some earlier woodwork.

The principal floor is reached via Carr’s cantilevered staircase which opens into the Marble Saloon, once dubbed the finest Georgian room in England. It is a 60 ft square hall, 40ft high with an unbroken pillared gallery surround and ceiling plasterwork by Jonathan and Joseph Rose which is further reflected in the design of the marble floor.

There are suites of state rooms to the north and south of the marble saloon. To the south these include the Ante drawing room, Van Dyke room and The Whistlejacket room; formally containing Stubbs’ equestrian masterpiece and with ceiling and walls of heavily gilded stucco work. To the north are the libraries, state dining room and statuary room— which has a particularly fine Neoclassical chimneypiece.

The West Front contains the oldest elements of the house and the ground floor contains a suite of rooms which were formally part of the services area. On the first floor were the principal family apartments which include some very fine interiors from various periods and further state rooms in the southern (George IV) wing. Of particular note is the Long Gallery which has been beautifully restored by the present owners.

The south (Bedlam) wing contains various rooms in plainer character to the majority of the house, many of which have lost their original character having been significantly adapted for institutional use. The north wing would once have contained much of the service wings, in a quadrangle around the Piazza courtyard. It was however heavily altered in order to provide a refectory for the teacher training college.

‘The interiors of Wentworth Woodhouse are of quite exceptional value. They represent... the style of no more than one generation, but they represent it in a variety of different shades, from the Viennese or Venetian gaiety of the West Entrance Hall to the Palladian purity of the grand saloon’ Pevsner
Ground Floor

Floorplan data derived from archive drawings per Purcell Miller Tritton Architects. They are for illustrative and identification purposes only and do not include any of the ‘modern extensions’ we have hitherto referred to.
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THE STABLEBLOCK

The Second Marquess of Rockingham commissioned John Carr to build the Palladian Stables and Riding School, with work beginning in 1766. Built on an extremely grand scale the stables are fashioned in Ashlar and dressed golden sandstone.

He had a clear passion for horses and racing and at one time kept 84 racehorses at Wentworth. The stables remained relatively unaltered until the early 20th Century when they were taken over by the army during WWII and later greatly altered with the arrival of the training college. In the late 1940s they were converted to form various classrooms, the riding school became a gymnasium and various single storey infill extensions were added.

The entrance to the stables is marked by a round arched carriage drive flanked by Tuscan columns with the yard clock atop a pediment with colonnaded cupola.

From the courtyard the coach house dominates the south range and to the east and west are two single storey ranges, each comprising 15 bays. Much of the interior of the stables and coach house have been greatly altered to suit the requirements of the former college.

To the south of the stables is the late 18th Century Riding School, the north elevation of which is obscured by modern extensions. The interior however, is well preserved with the exceptions of the 20th Century ceiling and floor.

The Mews Court is accessed through the West Range of Stables and comprises two courtyards of Grade II listed 18th and early 19th century ancillary buildings including the Mews Cottage, Gardener’s Cottage, Fitzwilliam Cottage and Ostler’s House.

The Stableblock is listed on the English Heritage ‘Buildings at Risk Register’.
Floorplan data derived from archive drawings per Purcell Miller Tritton Architects. They are for illustrative and identification purposes only and do not include any of the ‘modern extensions’ we have hitherto referred to.
To the west of the stables a substantial footprint of buildings were added in the 1970s. These include various redundant teaching rooms and a swimming pool.

The Stableblock, Riding School and the additional 1970s extensions are understood to extend to approximately 72,992 sq ft.

In the 1970s a Halls of Residence complex was built in the North-West of the parkland. Built of hollow breeze block with flat, felted roofs the buildings are now redundant.

The halls of residence complex is understood to extend to over 26,000 sq ft, the details of which have been derived from historic data.
The parks at Wentworth Woodhouse were originally laid out by Humphrey Repton and he described them as one of his most ambitious projects. The house would once have sat within vast pleasure gardens, much of which have unfortunately long disappeared although a programme of restoration has begun. Areas which were previously destroyed by mining are in the process of being redefined and planted by the current owners.

Monuments remaining within the grounds include The Punch Bowl—a 15 ft high decorative urn dating from 1837, an 18th Century Ionic temple and the magnificent Camellia house. Also of particular note is the massive South Terrace, a 1500 ft long retaining wall built for the 1st Marquess of Rockingham.

In the wider parkland and visible from the house are further important 18th and 19th century monuments including the Rockingham Monument, Hoober Stand, Keppel’s Column and Needle’s Eye. These monuments are not in ownership but form part of the historic landscape of Wentworth Woodhouse.

The Camellia House is listed on the English Heritage ‘Buildings at Risk Register’.
INFORMATION:

WORKS TO THE PROPERTY
The current owners of Wentworth have undertaken a scheme of sensitive restoration to many areas of the house, focussing in particular on their living quarters in the West Front. They have installed new heating and new electrics and found craftsmen to restore many of the magnificent period features. A number of the state areas have been renovated.

In addition repairs have been made to parts of the roof, including the North Wing and North Tower and roof insulation has been added throughout the main house. Asbestos has been removed from basements, new drains have been connected to the mains and a pumping system put in place for the whole development.

Various facilities have been updated for staff and visitors and staff houses and flats have been renovated in the North Tower, South Tower, Piazza Court (within the main house) and Gardener's Cottage, Fitzwilliam Cottage and Mews Cottage in the stable complex.

A Conservation Management Plan has been drawn up over a number of years and this has subsequently had approval from English Heritage. Further details of this are available on request.

TENURE
Freehold

SERVICES
Mains electricity, gas, water and drainage.

FIXTURES AND FITTINGS
Unless otherwise stated, fixtures and fittings that are not specifically described in these particulars are not included in the sale, although certain items may be available by separate negotiation.

Statuary is specifically not included in the sale of Wentworth Woodhouse, but available under separate negotiation. Potential buyers should be aware of differing Counsel opinion as to whether they are Protected Fixtures or not. The selling agent is able to provide more details on request.

PUBLIC RIGHTS OF WAY
There is a public right of way across the grounds as detailed on the adjacent site plan.

RESERVATIONS
Wentworth Woodhouse is subject to various Reservations including access and sporting rights in particular. Further details are available on request.

LOCAL AUTHORITY
Rotherham Metropolitan Borough Council – 01709 381 121

VIEWING
Strictly by appointment with the sole selling agents. Prior to making an appointment to view, the agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills’ staff who has seen the property in order that you do not make a wasted journey.

PLANNING
The principal house and stable block are individually listed Grade I. There are also other numerous buildings and structures within the site that are listed in their own right as Grade II* status. The gardens and parkland surrounding the property are included within the English Heritage Garden Register and recorded as Grade II* status.

COAL BOARD LITIGATION
Since 2007 the sellers have been involved with litigation against the Coal Board in respect of compensation for subsidence damage to the property caused by mining operations. Further details are available on request from the selling agent.

COVENANTS
Wentworth Woodhouse is subject to various Restrictive Covenants which are available upon request. We strongly advise prospective purchasers to take legal advice as there have been suggestions in the past as to their enforceability.

IMPORTANT NOTICE
Savills, their clients and any joint agents give notice that:
1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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.