



West Hall, Barr Lane,  
Higham on the Hill,  
CV13 6AN









£950,000

#### GENERAL

A handsome Grade II listed Hall, which has been beautifully upgraded and renovated in recent years. West Hall, together with the adjoining Higham Hall, were built between 1900 and 1902 for C H Morris the Chairman of Arley Colliery in the 'Arts and Crafts' style. Some 10 years ago the Hall was renovated with considerable style and meticulous attention to detail by the present owners. The property now works perfectly for contemporary family living with underfloor heating to the ground floor, a large open plan living kitchen, an elegant sitting room, dining room and home office. There are five bedrooms spread over the first and second floors including a sumptuous master bedroom suite with dressing room and bathroom and two further en-suites. There is an impressive complex of cellar rooms including a workshop, outbuilding and beautifully landscaped walled gardens.



## LOCATION

West Hall is located in the pretty village of Higham on the Hill, on the edge of rural Leicestershire. Within the village there is Primary schooling. The village is incredibly accessible being approximately four miles from the M69 and nine miles from the M42. Nuneaton train station is within easy reach from which there are high speed train services to London, Birmingham, Leicester and Coventry. There are several fine private schools close by, including Twycross and Dixie Grammar School.

## THE HOUSE

The accommodation is arranged over three floors as follows. Front door opening into the reception hall.

## RECEPTION HALL

An impressive introduction to the Hall with a beautiful panelled staircase rising to the first floor and cornicing to the ceiling.

## CLOAKROOM

A luxurious cloakroom with mandarin marble tiled floor, wash hand basin and low flush lavatory both by "Imperial Bathrooms". Bespoke cloaks cupboards with mirrored fronts.

## SITTING ROOM

25'7" x 16'7"

An elegant room, the principal feature of which is the fireplace with marble surround. There is cornicing to the ceiling, an interesting full height bay overlooking the garden. There is a sophisticated range of speakers inset into the walls creating a surround sound effect for movies. The television retracts into floor void via a motorised hoist.

## HOME OFFICE

13'4" x 7'2"

Fitted with an impressive range of bespoke book shelving and cupboards. There is also a media cupboard where there is a patch panel for the structured cabling together with a "Marantz" AV surround receiver.

## DINING ROOM

16' x 12'3" ext to 18'3"

A charming room currently used as family room. There are integrated Sonos speakers and a bespoke cabinet by "Peartree of Hinckley". French doors to garden.

## LIVING KITCHEN

31'2" x 15'

The living kitchen is very much the heart of the house and the

vaulted ceiling gives a real feeling of space. There are an extensive range of beautifully crafted cabinets hand built by "Peartree of Hinckley". A large island unit with breakfast bar runs through the centre of the kitchen. The units are painted in traditional Heritage colours with granite worktops. To either end of the island unit are walnut cupboards. A particular feature of the kitchen is the bow fronted china cabinet. There is a gas fired four oven Aga with AIMS, a porcelain sink with a "Qooker" boiling tap and integrated appliances by "Miele" including a dishwasher, microwave, fridge and freezer. NOTE: "AIMS" stands for Aga Intelligent Management System which allows you to adjust the output of the Aga to suit your lifestyle. AIMS helps save energy by allowing the Aga to sleep when not in use.

## PANTRY

With shelving, a wine fridge and ice maker.

## UTILITY ROOM

14'10" x 7'1"

There is a full height ceiling and fitted units with a granite counter top, Belfast sink, plumbing for washing machine and a large storage cupboard by "Peartree of Hinckley". Back door to parking area.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the first floor landing.

## FIRST FLOOR LANDING

Opening off the landing is a large GALLERY from which the bedrooms can be accessed.

## MASTER BEDROOM

17'10" x 16'9"

A sensational room, a particularly interesting feature of which is the alcove accessed via two archways. Cornicing to ceiling, central heating radiator.

## EN-SUITE

A luxurious en-suite. There is a bath with marble surround and mirrors behind, a shower enclosure with rainfall and hand held shower attachments, a high flush lavatory and wash hand basin by "Imperial".

## DRESSING ROOM

12'6" x 6'8"

There are fitted wardrobes running down one side together with a bench running along the other side.

## BEDROOM TWO

13'3" x 8'10"

With bespoke fitted wardrobes, traditional radiator.

## BEDROOM THREE

16' x 9'

With central heating radiator.

## BATHROOM

Suite comprising a panelled bath with rainfall shower head and hand held shower attachments, low flush lavatory, wash hand basin and heated towel rail.

## ON THE SECOND FLOOR

Stairs rise to the second floor landing from where doors open into the remaining bedrooms.

## BEDROOM FOUR

18'8" red to 11'10" x 18' max

There is a run of fitted wardrobes, central heating radiator.

## EN-SUITE

Corner shower enclosure with rainfall and hand held shower attachments, wash hand basin set on pedestal, low flush lavatory and heated towel rail.

## BEDROOM FIVE

19'2" x 14'7"

Accessed via a dressing room with a run of wardrobes running down one side. A really interesting room set out over two levels. Central heating radiator. (Measurements are average as the room is an irregular shape).

## EN-SUITE

Double shower enclosure, wash hand basin, low flush lavatory and heated towel rail.

## CELLARS

The cellars are divided into a number of chambers. The wine cellar is 16'9" x 12'. and has numbered wine bins. Chamber 2 is 11.9" x 11' with brick thravls. Chamber 3 is 11'2" x 7'2" A Chub security door opens from the wine cellar into the former gun room 17' x 5'5".



### OUTSIDE

Double security gates open into the front walled garden. The walled garden is part lawned with terracing adjoining the house. It is a real suntrap and principally South facing. To one side of the parking area is a substantial brick built OUTBUILDING 18' x 10'1".

### THE MAIN GARDEN

The main garden which is principally West facing is to the side of the Hall. There are sweeping lawns with well established borders a terrace to the side of the house from where there is a flight of steps down to a WORKSHOP 17'2" x 14'5".

### COUNCIL TAX BAND

Hinckley & Bosworth Council Tax Band G.





























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