



# The Garden Flat, Woollas Hall Eckington

£235,000

- Character apartment located in Woollas Hall
- Living room with the original fireplace housing the wood burning stove
- Breakfast kitchen with access to the private garden
- Oak wood flooring and solid wood doors
- Adjacent to the Deer Park Hall in the Cotswolds
- Plenty of wonderful walks to ancient bronze age fort with tower and close to the River Avon
- Parking for three vehicles
- No upward chain
- **\*\*VIEWING AVAILABLE 7 DAYS A WEEK\*\***

**Nigel Poole  
& Partners**

# The Garden Flat

£235,000

**\*\*ONE BEDROOM CHARACTER GRADE II LISTED GROUND FLOOR APARTMENT SET IN AN AREA OF OUTSTANDING NATURAL BEAUTY\*\*** The property has a cosy ambiance with lovely original features. An impressive communal entrance hall. The private entrance hall to the apartment has Oak flooring with solid wood doors to the living room with the original fireplace housing the Danish wood burning stove, breakfast kitchen, with access to the private garden and to the inner hall and bathroom, the double bedroom benefits from the morning sun. Parking for three vehicles. Woollas Hall was erected by John Hanford in 1611 and stands on the western slope of Bredon Hill, offering stunning views over the Vale of Evesham In modern times, it has been converted into a number of very attractive self-contained residences and is adjacent to the Deer Park Hall and beautiful vineyard in the Cotswolds. There are lots of many wonderful walks to the ancient bronze age fort with tower and within a short walk of the River Avon. The sought after village of Eckington has two public houses, manor restaurant and convenience shop.

## Front

Parking for three vehicles. Shared access to the communal entrance hall. Private garden. Log store.



## Entrance Hall 12' 0" x 5' 2" (3.65m x 1.57m)

Oak flooring and beams to the ceiling. Covered storage heater. Doors to the living room, kitchen and bedroom.



## Living Room 18' 3" x 17' 4" (5.56m x 5.28m) max

Single glazed bay window. Shutters to the window. Original fireplace housing the Danish wood burning stove. Beams to the ceiling. Oak flooring. Rointe smart heater.



## Breakfast Kitchen 19' 5" x 11' 8" (5.91m x 3.55m) max

Steps to a window opening into the private garden. Wall, base units and wine rack surmounted by Granite worksurface. Sink and drainer with mixer tap. Space for appliances. Tiled splashbacks and flooring. Oak panelling. Chimney breast with the traditional fireplace. Covered electric heater and a Rointe smart heater. Cupboard housing the water system. Archway to the inner hall.



## Bathroom 11' 4" x 5' 9" (3.45m x 1.75m)

Panelled with Mira electric shower. Vanity wash hand basin and low flush w.c. Tiled splashbacks and flooring. Electric ladder rail. Cupboard with plumbing, housing the washing machine.



## Bedroom 13' 5" x 12' 0" (4.09m x 3.65m) max

Single glazed bay window. Shutters to the window. Oak flooring. Oak panelling to the walls. Beams to the ceiling. Rointe smart heater.



## Garden

There is a well in the private garden and is low maintenance laid to lawn with planting and a well.

Tenure: Leasehold

Council Tax Band: D





## Floorplan

### MISREPRESENTATION ACT 1991

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