



Woollas Hall, Eckington

One bedroom apartment and studio flat

Asking Price: £400,000

- A unique opportunity to purchase an apartment and studio flat in an historically important Grade II Listed Jacobean Manor House
- Tranquil location on the western slope of Bredon Hill with far reaching views over the Vale of Evesham
- A property steeped in history and with period grandeur
- Oak panelling, grand doors, impressive fireplaces, stone mullion windows
- An imposing dual aspect lounge with high ceilings & Kitchen with far reaching views to the Malvern Hills
- Private garden and woodland
- Garage and parking for two vehicles
- Property is being sold with a studio flat (an ideal rental property)
- NO ONWARD CHAIN

Nigel Poole
& Partners

The Gallery Apartment & Studio Flat

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****A RARE OPPORTUNITY TO BECOME A CUSTODIAN OF A ONE BEDROOM APARTMENT AND STUDIO FLAT IN A UNIQUE AND HISTORICALLY IMPORTANT GRADE II LISTED HOME**** The Gallery Apartment is located on the first floor in the historic Woollas Hall, a superb Jacobean Manor House, set in a delightful area of outstanding natural beauty. The apartment is accessed through an impressive communal entrance hall with oak panelling and tiled floor. From the moment you walk into The Gallery Apartment there is a real sense of period grandeur with oak panelling, stone mullion windows grand fireplaces and impressive doors. Entrance hall with lovely built-in display cabinets. Dual aspect lounge with high ceilings and fireplace with carved oak over mantle. Dining room with Cotswold stone fireplace. Double bedroom with fitted wardrobe. Kitchen with far reaching views to the Malvern Hills. Study area (off the entrance hall). Bathroom and separate w.c. Private Garden and woodland. Garage and two parking spaces. The apartment is for sale with a studio flat (an ideal rental property). Standing on the western slope of Bredon Hill and adjacent to the Deer Park Hall the tranquil location offers stunning and far-reaching views over the Vale of Evesham. There are lots of many wonderful walks to the ancient bronze age fort with tower and within a short walk of the River Avon. OFFERED FOR SALE WITH ON ONWARD CHAIN.

About Woollas Hall/The Gallery Apartment

The main building was built in 1611 by the Hanford family. The Gallery Apartment retains many original features from the time. Adjustments and additions to the building were made in the 18th and 19th century, before the family sold Woollas in the 20th century. Developers then divided it into apartments that exist today. The long corridor in the Gallery Apartment was originally a balcony to the banqueting hall below. The Banqueting Hall is now a separate apartment on the ground floor. Bredon Hill is part of the Cotswolds and is also home to ancient monuments including an iron age fort and standing stones.

Entrance

The apartment is accessed through the imposing communal entrance hall with oak panelling and quarry tiled floor and is located on the first floor.



Entrance Hall

Oak panelling with display cabinets with lighting. Electric radiator.

Dual Aspect Lounge 23' 10" x 17' 6" (7.26m x 5.33m)

Mullion window with window seat. Impressive fireplace with carved oak over mantle and wood burner. Oak panelling to walls. Two ceiling rose fittings with pendant lights. Three electric radiators.



Study 10' 0" x 7' 10" (3.05m x 2.39m)

Window to the side aspect. Oak panelling. Electric radiator.

Dining Room 17' 0" x 11' 2" (5.18m x 3.40m)

Window to the side aspect with wooden shutters. Oak panelling. Cotswold stone fireplace with wood burner. Step up into inner hall.

Inner Hall

Oak panelling. Airing cupboard with Mega Flow hot water cylinder.

Kitchen 11' 1" x 9' 5" (3.38m x 2.87m)

Window with far reaching views to the Malvern Hills. Range of shaker style base units surmounted by wood effect work surface. Belling electric range. Integrated dishwasher. Space for fridge freezer. Sink and drainer with mixer tap. Tiled splash backs. Wood effect flooring.

Bedroom 17' 8" x 15' 8" (5.38m x 4.77m)

Bay window to the rear aspect. Oak panelling. Fitted wardrobe. Two electric radiators.

Bathroom

Window to the side aspect. Panelled bath with mains fed shower and glass screen. Wash hand basin. Electric towel radiator.

W.C.

Window to the side aspect. High cistern w.c. Wash hand basin. Electric towel radiator.

Garden & Woodland

Steps down from the entrance of Woollas Hall lead to the private 'parterre' style garden - which was designed and installed by the vendors' mother approx. 12 years ago, exclusively using plants and layouts contemporary to the time when Woollas Hall was built. Beyond the formal garden is a woodland with wooden storage shed and summer house.

Detached Garage

With light and power. Two parking spaces.



The Studio Flat

The Gallery Apartment is being sold with an independent studio flat. This is an ideal rental property with potential income of £600 pcm. The studio is in need of some improvement.

It is anticipated a purchaser will buy both properties although they are on separate titles so a sale by separate negotiation may be considered.

Additional Information

Recent updates with the Gallery Apartment include bathroom (4 years ago), kitchen (1 year ago) and cast-iron electric radiators (2 years ago). Access is via a public road on farmland surrounding the property. Upkeep of this road takes place every 10 years and is paid for by Woollas Hall residents.

Tenure: Leasehold

The Gallery Apartment is leasehold (with approx. 956 years remaining on the lease) but includes freehold of the garden to the front of the house. The freehold of the building is owned by Keyholt Properties Ltd, which is a management company co-owned by the owners of all the properties within the building. Buyer purchases the leasehold for the property and are also required to purchase a share in the building freehold (cost £1 - paid to Keyholt). Monthly service charge is currently £364.82 which covers buildings insurance and for funds to put toward maintenance work as determined by Keyholt. Ground rent is £25 per annum.

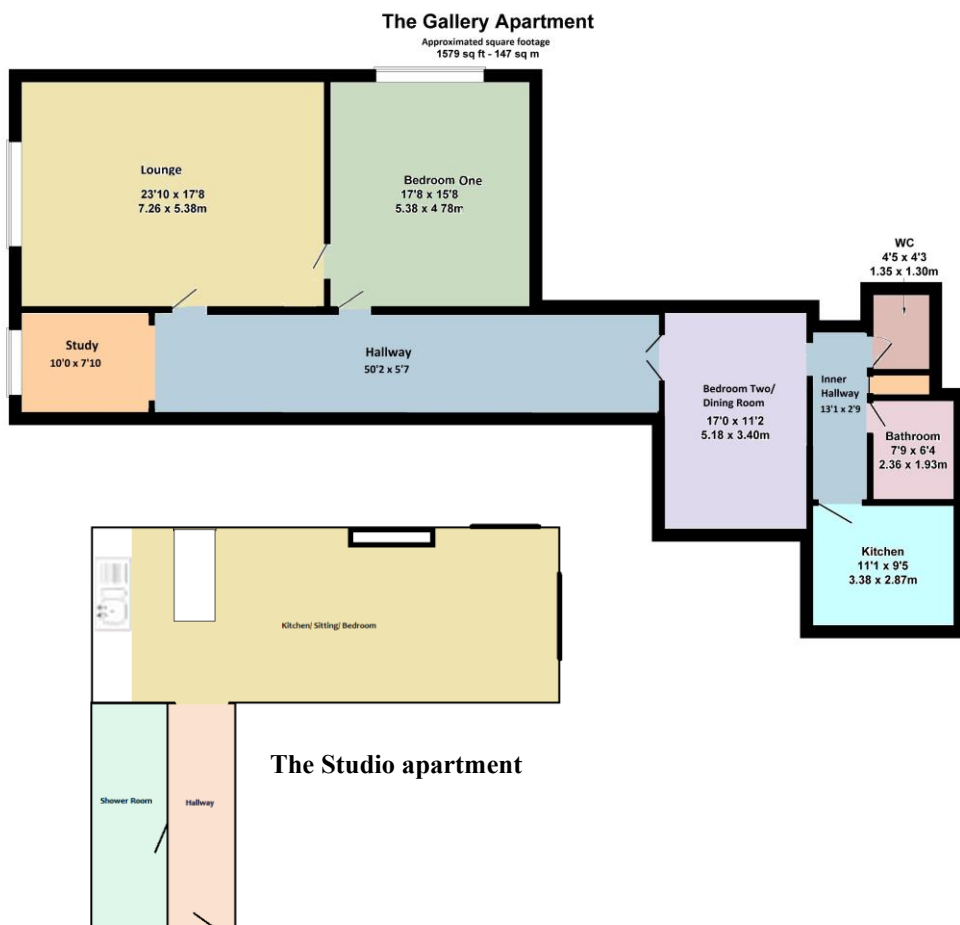
Water / Drainage

The Gallery Apartment has a water supply fed from a filtered, natural spring. A monthly fee is paid to the Environment Agency to allow for drainage to a shared septic.

Council Tax Band: D

Mobile & Broadband Information:

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 4DN



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