# The Old Hall Main Street, Pershore, Elmley Castle WR10 3HS

Guide price £595,000

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CHRISTIAN LEWIS PROPERTY

# The Old Hall Main Street

## Elmley Castle
## Pershore, WR10 3HS

- A unique, quirky and period property
- An ideal lock up and leave
- Fitted kitchen
- Highly regarded Bredon Hill Village
- Versatile accommodation
- Three bedrooms
- Bathroom
- Bursting with character
- Heart of the village
- Attic bedroom

The Old Hall, with origins tracing back to the 14th century and once associated with a collegiate establishment, is a beautifully restored Grade II listed village hall located in a picturesque setting in the heart of the village. This historic property, acquired by the current owner in the 1990s, has since been thoughtfully transformed to create a blend of open-plan spaces and preserved period features that enhance its unique character.

At the front, an oak-framed porch with double doors opens to a spacious and welcoming entrance hall, complete with a workshop and cloakroom. This flows into a generous 34-foot open-plan kitchen, dining, and family room. With high ceilings, stripped wood floors, and exposed beams, the room retains its historical charm while offering modern functionality. The kitchen area is well-equipped with ample cupboards and solid wood countertops, making it both practical and aesthetically pleasing. The adjoining sitting and dining area features charming period details, including a working fireplace and a leaded mullion window with views of St. Mary's Church.

The upstairs layout is designed for flexible living, starting with a bright mezzanine area currently used as a bedroom, which connects to a versatile home office/dark room and a sitting room that could also serve as an additional bedroom. Stairs lead to the second floor, which houses a spacious bedroom and a large loft storage area. This thoughtful renovation of The Old Hall successfully combines historic features with contemporary comfort, creating a truly distinctive and inviting home.

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### Additional Information

Tenure: We understand that the property is for sale Freehold.
Local Authority: Wychavon
EPC Rating: Exempt
Rated band C but subject to confirmation

### Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

### Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

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## Floor Plans

## Location Map

## Energy Performance Graph

## Viewing

Please contact our Evesham Office on 01386 442929
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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