



# Banqueting Hall, Eckington

Asking Price: £395,000

- Steeped in history this ground floor apartment located in an historically important Grade II\* Listed Jacobean Manor House
- The building and apartment have a feeling of period grandeur
- Three bedrooms all with stunning stained glass windows and en-suites
- Fitted kitchen with granite worktop and integrated appliances; cellar below used as a utility room
- Low maintenance garden which is laid to lawn with planted borders
- Detached garage and parking for two-three vehicles
- No onward chain
- Character features include stone mullion windows, oak doors and panelling, impressive fireplaces and high ceilings

**Nigel Poole  
& Partners**

# Banqueting Hall

Eckington

Asking Price: £395,000

**\*\*A BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT LOCATED IN A UNIQUE AND HISTORICALLY IMPORTANT GRADE II\* LISTED JACOBIAN MANOR HOUSE\*\*** From the moment you enter Woollas Hall (which dates back to 1611) you get a sense of its quiet charm, inspiring architectural feature and a feeling of grandeur with its oak panelled walls, impressive oak doors and tiled floor. Entering into the original 'Banqueting Hall' with stunning features such as the wood carvings, decorative ceilings and feature fire place. Kitchen with range cooker and cellar below. Living area with over 16ft of ceiling height and wood panelled mezzanine; three bedrooms with en-suites. Detached garage with parking for at least two or three vehicles. Low maintenance garden which is laid to lawn with planted borders. Located adjacent to Deer Park Hall, the tranquil location offers not only superb views over the Vale of Evesham but also offers many wonderful walks including to the ancient bronze age fort with tower and within a short walk of the River Avon.

## Communal Entrance Hall

Decorative solid oak entrance door. Oak panelled walls. Tiled floor. Oak staircase with fire exit doors.

## Lounge 24' 3" x 22' 0" (7.39m x 6.70m)

Stained glass window with stone mullion frame to the front aspect. Sixteen foot high decorative ceilings; feature wood panelling; log burning stove with stone and wooden surround fireplace; stairs rising to the mezzanine landing; under stairs storage; feature pendant light and wall lights. Night storage heaters.

## Kitchen 10' 0" x 13' 10" (3.05m x 4.21m)

Stained glass feature window to the rear aspect. A range of wall and base units surmounted with granite worktop; ceramic sink with mixer tap; integrated fridge; belling electric oven; space and plumbing for dishwasher; downlights.



## Cellar 6' 9" x 14' 3" (2.06m x 4.34m)

Cellar which is currently being used as a utility; space for washing machine and tumble dryer.

## Bedroom One 10' 9" x 8' 4" (3.27m x 2.54m)

Stained glass feature window to the front aspect. Wardrobe and storage cupboard; pendant light; electric heater; door to the en-suite bathroom.

## En-suite bathroom to bedroom one 9' 10" x 6' 4" (2.99m x 1.93m)

Panelled bath; shower cubicle with glass doors and mains fed shower; vanity hand wash basin; housing for megaflo system; electric ladder rail; fully tiled walls; extractor fan; light

## Mezzanine Landing 15' 9" x 7' 0" (4.80m x 2.13m)

Stained glass feature window to the front aspect; stairs rising to the first floor.

## Bedroom Two 12' 2" x 10' 11" (3.71m x 3.32m)

Stained glass feature window with stone mullion frame to the front aspect; decorative ceiling; door to shower room; door to wardrobe; door to w.c; wall light.



### En-suite shower room to bedroom two 4' 11" x 4' 0" (1.50m x 1.22m) (max)

Pedestal wash hand basin; mains fed mixer shower; full tiled walls; tiled floor; extractor fan; shaver point; pendant light.

### En suite w.c. to bedroom two 4' 1" x 2' 9" (1.24m x 0.84m)

Pedestal wash hand basin; low level w.c.; tiled walls; wall light; door to hallway.

### Bedroom Three 11' 7" x 10' 8" (3.53m x 3.25m)

Window with stain glass feature to the rear aspect; wall lights; doors to wardrobe and shower room

### En-suite shower room to bedroom three 7' 1" x 4' 4" (2.16m x 1.32m) (max)

Mains fed shower; pedestal wash hand basin; low level w.c.; shaver point; lighting; fully tiled walls and flooring.

### Garden

Laid to lawn; mature planted borders. Accessed via 'Tapestry Flat' garden.

### Water/ Drainage

The Banqueting Hall has a water supply fed from a filtered, natural spring. An annual fee is paid to the Environment Agency for drainage of a shared septic. The cost is approx. £60 per annum (the vendor assumes per household). The septic tank is not located at the property itself. It is further along the track by the Malt House. It is a shared facility for all the Hall properties.

### Tenure: Leasehold

The Banqueting Hall is leasehold (with approx. 956 years remaining on the lease) but includes freehold of the garden to the front of the house and garage. 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. A buyer will purchase the leasehold for the property and are also required to purchase a share in the building freehold (cost £1 - paid to Keyhold). Monthly service charge is currently £324.50 which covers buildings insurance and for funds to put toward maintenance work as determined by Keyholt. Ground rent is £25 per annum.

### Additional information

Access to Woollas Hall is via a public road on farmland surrounding the property. The upkeep of this road takes place every 10 years and is paid for by Woollas Hall residents.



## Council Tax Band: E

### Broadband and Mobile 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 1EJ

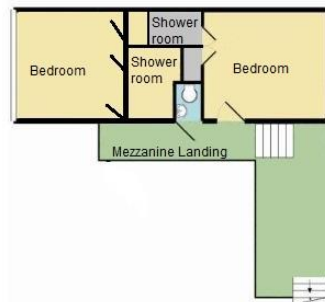
### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these to ensure checks are HMRC compliant. The cost of these checks is £60 including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.



### Disclaimer

All measurements are approximate and for general guidance only. Whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out due diligence before launching a property to the market and endeavour to provide accurate information, buyers are advised to conduct their own due diligence.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor 10/17/12



#### MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

N446 Ravensworth 01670 713330

