



1 Penn Hall, Menith Wood, Worcestershire

G HERBERT  
BANKS

EST. 1898

1 Penn Hall  
Penn Hall Lane  
Menith Wood  
Worcestershire  
WR6 6UE



### For Sale by Online Traditional Auction

A most appealing period home with exceptional views. Spacious family accommodation in need of updating.

Entrance porch, dining room, large sitting room, breakfast kitchen with pantry.

- 3 bedrooms, bathroom, separate W.C.
- In all about 1326 sq.ft.
- Double garage, cave/store, delightful large gardens of around 0.29 acres.
- Cash Buyers Only

### Situation

1 Penn Hall occupies an incredibly nice position set off a country lane. A real highlight is the truly magnificent view right across to the Malvern Hills and adjoining farmland with some lovely mature Oak trees.

Menith Wood is a very popular Teme Valley village with an active village hall and community green. The nearby village of Pensax has the recently reopened Bell Public More local amenities can be found in the surrounding villages of Clows Top, Abberley and Great Witley.

The attractive historic towns of Cleobury Mortimer, Tenbury Wells and Bewdley are readily accessible.

The property is well placed for the large Wyre Forest town of Kidderminster with its main line railway connections to Birmingham, Worcester and London. There is M5 motorway access via junctions 5 at Wychbold and 6 at North Worcester.

### Description

This charming country home is an end of terrace forming part of a substantial country house. Partially double glazed with oil fired central heating.

The house is approached by an entrance porch leading to the dining room with long cupboard off.

There is a delightful sitting room with a fireplace with wood burning stove and double glazed door to the gardens. The breakfast kitchen has a range of units, double drainer sink unit, electric cooker, dishwasher and plumbing for washing machine. Useful good size pantry off.

The first floor provides a central landing, 3 bedrooms (one slightly raised) family bathroom with Triton shower over the bath and separate W.C. One of the bedrooms enjoys a fabulous view.

### Outside

Shared access with right of way over driveway leading to private parking and turning area. Detached double garage.

Most attractive well laid out gardens which are laid principally to lawn. These include a sunken garden, green house and shed. Lovely well stocked borders and beautiful views.

Storage 'cave' with arched brick roof.

## GENERAL INFORMATION

### Services

Mains electricity and water. Oil central heating. Private drainage.

### Local Authority

Malvern Hills District Council Tel: 01684 862151

### EPC Rating

The EPC was carried out in April 2016 with a rating 36/F; potential 94/A.

### Viewing by Appointment Only

Via the Agent's Great Witley Office Tel: 01299 896968

### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

### What 3 Words

///processor.behalf.compound



## AUCTION PROCESS

### Method of Sale

The property is offered for sale by Online Traditional Auction (unless sold prior to Auction). The selling agents are using the Bamboo Auctions platform. The Auction end date is Thursday 16<sup>th</sup> April 2026 at 12noon \*\*. The vendor reserves the right to withdraw the property for sale prior to the Auction end date. For further details on the auction process and legal documents directly related to the property please view our website.

### Online Traditional Auction Process

Proof of identity – under the Money Laundering Regulations 2017 it is a requirement that all potential purchasers will need to formally identify themselves. In order to place a bid through the website you will need to register online and in doing so complete the ID checks. Please note that there is no charge for registration.

### Buyer's and Administration Fee

The successful bidder will be required to pay through the Bamboo Auction website a sum of £5,000. This is made up of Buyer's fee of £3,300+VAT (£3,960 gross) and a contribution towards the deposit of £1,040. The total deposit, payable to Knights, will be 10% of the purchase price.

### Legal Pack

Copies of the Legal/Auction Pack to include special conditions of sale, are available online to download. In order to access this, prospective purchasers will need to have registered through the online platform. It remains the purchaser's responsibility to ensure that they fully understand the information provided and make all further enquiries.

### Vendor's Solicitor

Carol O'Leary of Knights Solicitors, Tel: 0121 7166688 [carol.oleary@knightsplc.com](mailto:carol.oleary@knightsplc.com)

### Completion Date

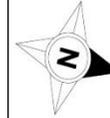
28 days after the Auction end date.

### Traditional Online Auction Explained

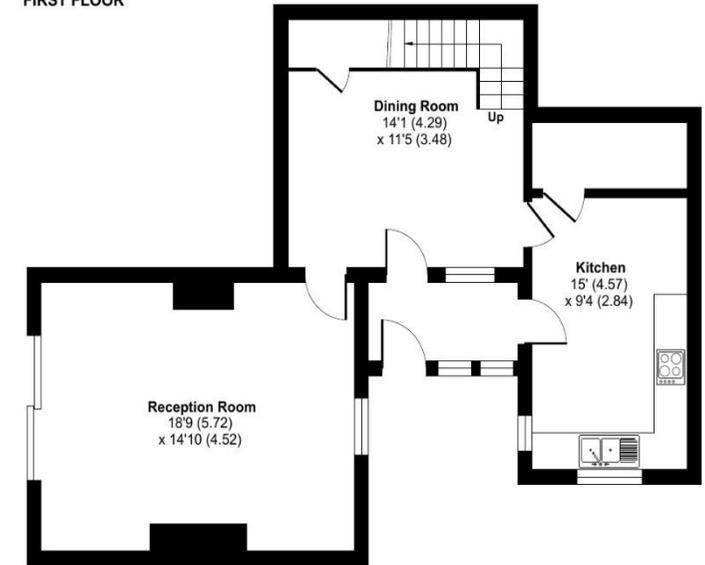
For further details as to how the traditional auction works please contact the agents and ask a copy of the pdf buyers guide via email.

\*\*If bids are received within the last 5 minutes of the 12 noon deadline the closing time will be extended. For full details contact the Agent.

Approximate Area = 1326 sq ft / 123.1 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

**G HERBERT  
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