



Woollas Hall, Eckington

Asking Price: £305,000

- A beautifully presented triple aspect apartment located 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 and to Bredon and Malvern Hills
- The building and apartment have a feeling of period grandeur
- Character features include stone mullion windows, oak doors and panelling, impressive fireplaces and high ceilings
- Dual aspect sitting room with raised seating area to enjoy evening sunsets and views to the Malvern Hills
- Two double bedrooms - one with open fireplace, the other with fitted wardrobes
- Fitted kitchen with integrated appliances and bathroom
- Well stocked and mature garden

**Nigel Poole
& Partners**

tel 01386 556506

www.nigelpoolestateagents.co.uk

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****A LIGHT AND AIRY, BEAUTIFULLY PRESENTED APARTMENT LOCATED IN A UNIQUE AND HISTORICALLY IMPORTANT GRADE II* LISTED JACOBAN 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. Tapestry Flat is located on the second floor and is a triple aspect apartment with stunning far-reaching views over an area of outstanding natural beauty to Bredon and Malvern Hills. Entrance hall; good sized sitting room with high ceilings and impressive fireplace with wood burning stove; kitchen with integrated oven and hob. Two double bedrooms - master with seating area and another impressive open fireplace. Bathroom fitted with three-piece suite. Garden with raised planted bed. The garden is well stocked with a variety of mature planting. Detached garage with parking for at least two or three vehicles. 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.

About Woollas Hall & Tapestry Flat

The main building was built in 1611 by the Hansford family. Tapestry Flat retains many original features from the time. The apartment boasts some of the best views than all other apartments at Woollas Hall. 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 several attractive, self-contained residences that exist today. Bredon Hill is part of the Cotswolds and is also home to ancient monuments including an iron age fort.

Communal Entrance Hall

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

Tapestry Flat Entrance Hall 13' 0" x 7' 10" (3.96m x 2.39m) Max

Original wood panelled walls and doors to the bedrooms, bathroom and lounge. Pendant light fitting with ceiling rose. Double cupboard housing the boiler, electrics and UV water system. Cast iron radiator; wooden flooring.



Dual Aspect Sitting Room 22' 10" x 18' 9" (6.95m x 5.71m)

Dual aspect stone mullion windows to the front and side aspects with feature wood panelling. Stone and wooden surround fireplace with log burning stove. Feature raised seating area to enjoy the views to the Malvern Hills. Cast iron radiator. Wall lights.



Kitchen 10' 1" x 6' 7" (3.07m x 2.01m)

Stone mullion window to the rear aspect with views onto Bredon Hill. Range of wall and base units surmounted by work surface. Integrated 'Smeg' electric oven, hob with extractor above. One and a half ceramic sink with drainer and mixer tap. Tiled splash backs. Space for a fridge/freezer. Space and plumbing for a washing machine. Pendant light fitting. Wooden flooring.

Bedroom One 26' 5" x 13' 5" (8.05m x 4.09m) Max

Stone mullion window to the front aspect with wood panelled window seat. Part wood panelled wall. Stone fire place. Cast iron radiators. Pendant light fitting and coving.



Bedroom Two 18' 3" x 8' 3" (5.56m x 2.51m) Max

Stone mullion window to the front aspect. Wooden door with stained glass above. Wood panelled walls. Built in wardrobe with hanging rail, shelving and mirrored sliding doors. Cast iron radiator.



Bathroom 9' 1" x 5' 4" (2.77m x 1.62m)

Pedestal hand wash basin with mixer tap. Panelled bath with mixer tap, electric 'Mira' shower and glass screen. Low level w.c. Part tiled walls. Ceiling down lights. Extractor. Electric towel rail.

Garden

Gated garden area with patio seating area; raised beds and mature planting. There is a right of access through the garden of Tapestry Flat to allow residents of The Banqueting Hall flat to access their garden.



Detached Garage 29' 11" x 10' 4" (9.11m x 3.15m)

With remote controlled up and over door to the front. Light and power.

Additional Information

Recent updates within Tapestry Flat include new pressurised water tank and uv filtration system. Garage has its own electric meter and is earthed. Access to Woollas Hall 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

Tapestry Flat 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 Keyholt). Monthly service charge is currently £304.83 which covers buildings insurance and for funds to put toward maintenance work as determined by Keyholt. Ground rent is £25 per annum.

Water / Drainage

Tapestry Flat 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.

Council Tax Band: E

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 3DN

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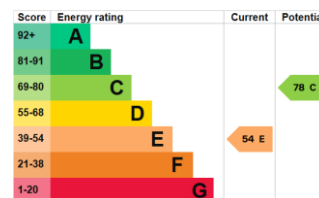
Approximate Gross Internal Area
1384 sq ft - 129 sq m



Not to Scale. Produced by The Plan Portal 2025
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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 and a buyer will be sent a link to the supplier's portal. The cost of these checks is £30 per person 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.



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