

The Old Hall

 4 BEDROOMS  2 BATHROOMS  2,936 FT²

This beautifully renovated Grade II listed home pairs heritage elegance with thoughtful modern updates. With generous room sizes and original-style timber-framed windows throughout, it offers a unique blend of character and comfort.

On the ground floor, you'll find spacious reception rooms featuring period details and fires, creating warm and inviting living spaces. The layout flows naturally, with a standout feature staircase rising through the centre of the home.

Upstairs, a galleried landing sits beneath a striking glazed roof lantern, bathing the space in natural light. The impressive master suite includes a spacious en suite, and a separate dressing room with fitted wardrobes. Three additional bedrooms offer flexibility for family, guests, or home working.

This is a rare character home, renovated with great care and attention to both its history and modern living.



The Old Hall Specification

The Old Hall benefits from the following:

KITCHEN

Choice of kitchen units and work surfaces *

Choice of quartz splashback behind hob *

Undermounted composite sink and drainer with chrome mixer tap

USB plug socket

Self-circulating / filtered 5 ring induction hob

Integrated combination microwave oven

Integrated full height fridge with separate integrated full height freezer

Integrated dishwasher

Mains wired heat detector with battery back up

Choice of ceramic floor tiles *

Wall cupboards to utility

CLOAKROOMS & BATHROOMS

White sanitary ware

Chrome taps and fittings

Vanity units to cloaks, bathroom & en suite

Chrome thermostatic showers

Chrome shaver sockets in bathroom and en suite

Choice of ceramic wall and floor tiling *

Chrome towel radiators to bathroom & en suite

BEDROOMS

Choice of fitted wardrobes in the master bedroom and guest bedroom *

DOORS & WINDOWS

White timber panelled-style front door with dead and yale lock

White timber half glazed back door with multi-point locking system

Black door handle & letterbox

White panelled internal doors with satin nickel knobs

White with glazed panel finish to selected doors

White timber sealed double glazed windows

White aluminium bi-fold doors

ELECTRICAL

Brushed chrome sockets and switches where specified

Brushed chrome media panel to living room

SkyQ compatible satellite dish and digital TV aerial

Fibre broadband installed direct to the property

White downlights to kitchen, utility, bathroom and en suite

Mains wired smoke detectors with battery back up

HEATING

Gas Central heating system with dual zone - combi boiler located in utility room

Log burning fires - see plan for locations

GENERAL

Off-white painted walls & ceilings

Off-white painted staircase with oak handrail with carpet stair runner and brushed chrome stair rods.

Off-white painted architrave and skirting

Choice of ceramic floor tiles to library, hallway, dining *

Choice of carpets throughout except where tiled *

Existing cellar with original access point - see plan

Listed building

EXTERNAL FEATURES

Boundary treatments as per fencing plan

Hard & soft landscaping as per landscaping plan

Outside tap

Allocated gravel parking bays

Black external lighting to front and rear elevations

Private bollard light(s) as per landscaping plan

House number plaque

Adjoined single garage positioned behind rear garden with white timber hinged doors

Block paved shared vehicle access

Listed wall as per development plan

GREEN FEATURES

Energy efficient lighting throughout

Electric vehicle charging point

Hedgehog holes in fencing

* subject to stage of build at time of reservation

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GROUND FLOOR

LIVING ROOM	5960mm (max) x 4490mm 19' 7" (max) x 14' 9"
SNUG	4195mm x 2825mm 13' 9" x 9' 3"
LIBRARY	4720mm (max) x 4490mm 15' 6" (max) x 14' 9"
DINING ROOM	4045mm x 3550mm 13' 3" x 11' 8"
KITCHEN	4365mm x 4090mm 14' 4" x 13' 5"
UTILITY	2490mm x 2220mm 8' 2" x 7' 3"
CELLAR	6220mm x 3710mm 20' 5" x 12' 2"
GARAGE	6000mm x 3290mm 19' 8" x 10' 10"



KEY				
	Hob	OV Oven	DW Dishwasher	TD Tumble Dryer Space
		FF Fridge / Freezer	WM Washing Machine Space	St Store

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  2 BATHROOMS
  2,936 FT²



FIRST FLOOR

MASTER BEDROOM	4560mm x 4030mm 15' 0" x 13' 3"
MASTER DRESSING	4270mm x 3055mm (inc. 'robes) 14' 0" x 10' 0" (inc. 'robes)
MASTER EN SUITE	4500mm x 1780mm 14' 9" x 5' 10"
GUEST BEDROOM	4740mm (max) x 4600mm 15' 7" (max) x 15' 1"
BEDROOM 3	4430mm (max) x 4080mm 14' 6" (max) x 13' 5"
BEDROOM 4	3340mm (max) x 2220mm 10' 11" (max) x 7' 3"
BATHROOM	3400mm x 2175mm 11' 2" x 7' 2"

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