



**UMBERSLADE HALL**  
Tanworth-In-Arden

## LET'S SET THE SCENE...

If you've always dreamt of living like a country lord or lady, now is your chance. Set within a Grade II listed 17th Century converted mansion, this second-floor one-bedroom apartment boasts stunning views across immaculate communal grounds.

Inside, you'll discover beautiful reception spaces and a new fitted kitchen and bathroom, plus lovely character features such as six-panelled doors, high coved ceilings, and original shutters.

Umberslade Hall has a rich history dating back to the reign of King Henry II, who gave the mansion to the Archer family. Six centuries later, the house was rebuilt for Andrew Archer, a Warwickshire MP

After passing through other notable personages, it was enlarged and improved from the mid-1800s.

It then became the property of Frederick Ernest Muntz, once High Sheriff of Warwickshire. From 1960, the hall was leased commercially before being converted into two mews cottages and twelve apartments in 1978.

Since purchasing Number 10 five years ago, the current owner has made numerous improvements. This included refitting the bathroom and kitchen, adding bespoke details, replacing some flooring and glazing, and upgrading the sockets.

Between 2021-2, all the windows on the fountain side were repaired, with sills replaced and sashes serviced. Although the estate benefits from its own water supply, the current owner also installed a new pump to boost water pressure within the property.







## COME ON IN...

From the M40, Pound House Lane brings you further into the countryside before turning off to Umberslade Hall, which lies at the end of a private tree-lined road.

Arriving at the property, you can't help but fall in love with its symmetrical and quoined exterior. The large gravel driveway here offers ample room for residents and visitors, with a further allocated parking space available in the basement garage.

Steps then lead to a dramatic colonnaded portico, inviting you into a tiled lobby. Passing through a palatial hall fit for royalty – and resident functions such as Christmas parties complete with a large tree and roaring log fire – you'll come to a sweeping staircase with wooden panelling and a fitted runner carpet. This rises to a galleried landing and the second floor, where you'll find the apartment.



The front door opens into a spectacular dining hallway decorated in subtle cream tones to the walls – which feature dado rails and panelling with custom mirrors – and the soft carpet underfoot. Boasting a high coved ceiling with ornate detailing and an opulent ceiling rose for an exquisite chandelier, this is a reception that can't fail to impress.

A grand dual-aspect living room with matching décor lies to the right, illuminated by four huge sash windows framed by bespoke green-trimmed pelmets and curtains and restored original wooden shutters.

Two welcoming window seats provide fantastic views across the estate. Meanwhile, a crowning central rose reminiscent of the sun highlights the embellished coved ceiling and white mantelpiece surrounding a marble hearth and fireplace.

Returning to the hallway, pass through a fanlight-topped door to find an airy, contemporary kitchen filled with natural light from dual sash windows with Manuel Canovas Roman blinds. Coved cream walls and wooden floorboards perfectly complement custom-sprayed green cabinetry finished with Willow and Stone brass handles and Sagebrush Corian worktops and splashbacks.



Integrated features and Bosch or Siemens appliances include a 1.5-bowl undermounted Belfast sink, an oven with an electric hob, and a slimline dishwasher. The freestanding fridge-freezer is also staying with the property. Furthermore, there is space for a washing machine and dryer available in the laundry room, adjacent to the basement garage and communal storage room.







Head back through the dining hall to discover a super-sized bedroom with glorious fountain views from secondary-glazed twin sashes sporting interlined curtains, Manuel Canovas Roman blinds and a matching cushion to the window seat. Rich-toned oak floorboards pair with soft blue walls for a serene atmosphere, while bespoke wardrobes offer plenty of storage.



To the left of the hallway, you'll find more useful storage and a newly refitted bathroom with a converted Edwardian washstand basin and a screened-off loo. A raised wooden platform hosting a luxurious freestanding bathtub featuring Victorian-style taps and a handheld shower attachment lets you soak in the leafy scenery via a sash window. Just pull down the Manuel Canovas blind for ultimate privacy.



## AL FRESCO...

Umberslade Hall enjoys extensive communal grounds with impeccable formal lawns populated by mature trees, a magnificent fountain, and two beautiful lakes. From peaceful morning walks and runs to cycle rides and summer picnics under a shaded bough, the grounds promise endless leisure time without the up-keep.

Walk along the rear path to reach Umberslade Park within a few minutes – a pizza restaurant, café and camping retreat lie just beyond.







## LOCATION, LOCATION, LOCATION...

Umberslade Hall lies close to the villages of Hockley Heath and Tanworth-in-Arden, which both offer quick links to Solihull town centre, Birmingham, and Stratford-upon-Avon. In Hockley Heath, there are plenty of amenities, including shops and restaurants and an independent bakery and butchers.

A few minutes from the apartment, you'll also find a doctor's surgery and chemist, the Rajput curry house, and Wood End train station. Not to mention The Warwickshire Lad – a charming country pub, restaurant, and micro-brewery – and Ladbroke Park Golf Club.

Venture into the heart of Tanworth-in-

Arden to drop off your post and order a pint at The Bell Inn, which you can enjoy on the green in view of a 14th Century church. Tanworth also benefits from a dentist and an active village hall with a tennis club. Earlswood Lakes and Umberslade Adventure are both just a short drive away too.

Commuting also couldn't be easier, with Wood End station running services directly to Birmingham and Stratford-upon-Avon and Warwick Parkway offering fast trains to London Marylebone. Meanwhile, the M40 provides a direct route to Birmingham or London. Alternatively, hop onto the surrounding A-roads to reach the Cotswolds AONB within an hour.





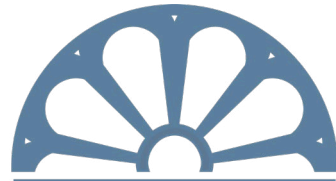
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GROUND FLOOR  
1246 sq.ft. (115.8 sq.m.) approx.

## SPECIFICATION LIST:

- One-bedroom Georgian apartment
- Part of the Umberslade Hall estate
- New bathroom and kitchen
- Generous period proportions
- Communal grounds of 17 acres
- Charming character features throughout
- Private underground parking
- Quiet rural location
- Close to well-stocked village centres
- Easy access to the M40 & rail services



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