

# MARK EVANS & Co

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## Pooley Hall Farmhouse Pooley Lane

Polesworth  
B78 1JA

WE ARE ABLE TO OFFER FOR SALE THIS GRADE II\* LISTED RESIDENCE SET IN LARGE GROUNDS AND THOUGHT TO DATE IN PART FROM 1509 WITH CASTELLATED TOWER AND ACCOMMODATION WHICH HAS BEEN SYMPATHETICALLY RESTORED AND FITTED.

Long Canal Frontage with its own Mooring and Canalside Patio

This Grade II\* Listed property offers good access to all major Midlands Towns and Cities via the M42 Motorway and overlooks the surrounding village of Polesworth.

*Exclusive Town & Country Homes*

# Pooley Hall Farmhouse Pooley Lane, Polesworth, Tamworth, B78 1JA

## BRIEF HISTORY

The present Hall was built in 1509 by Sir Thomas Cockayne "The Magnificent" who was knighted at the Battle of Tournai by King Henry VII. Built on the site of an earlier Hall, and was one of the first examples in the country of a castellated brick built Manor House. The House was considerably larger than it is today and has been repeatedly altered.

Once the original house was demolished, the Cockayne family split their time between Pooley Hall and their estate at Ashbourne Hall in Derbyshire.

Sir Aston Cockayne, 1st Baronet Cockayne, lived quietly at Pooley Hall for most of the English Interregnum and was a famous Cavalier and Catholic. During the Civil War he took the Royalists side and in 1642 Charles I elevated him to Baronet.

Sir Aston joined the future Charles II in exile for a time and chose to return to Pooley Hall to lie low.

Family finances suffered heavily due to his large debts and was forced to sell Pooley Hall.

Following their departure of the Cockayne family, Pooley Hall fell into the hands of Charles Jennens of nearby Gopsall Hall and was subsequently inherited by Jennens' godson The Hon. Charles Finch MP, son of the third Earl of Aylesford. Pooley Hall Farm House, Polesworth, Tamworth, B78 1JA

In 1789 the Coventry Canal was opened which runs through the former Pooley Hall Estate and passes within 20 metres of the Hall.

Nearby is the Pooley Country Park operated by Warwickshire County Council and various visitor centres. In more recent history of the Hall, it was owned by the well know pop star Edwin Starr and then subsequently into the ownership of the present family.

(Please note the above historic information should be verified by any intending purchaser if required)

## GUIDE PRICE £755,000

### HALLWAY

Having castle style solid oak entrance door with leaded inserts, tiled flooring, double radiator, beamed ceiling with exposed boarding, oak spiral staircase off to first floor and secondary double glazed stone window.

### LOUNGE 14'8" min 24'0" max (4.47m min 7.32m max)

Having large oak panelled inglenook fireplace with feature beam, brick fireplace inset with a cast iron grate, tiled hearth, two double radiators, fitted built in cupboards with folding doors, built in display shelving, feature exposed beams and exposed boarded ceiling, floor boarding, two large leaded stone windows being secondary double glazed and three smaller matching windows with secondary double glazing.

### STUDY 8'6" x 14'8" (2.59m x 4.47m)

Having raised leaded stone windows with secondary double glazing, oak entrance door and built in store.



**KITCHEN 14'8" max, 12'8"min x 13'5" (4.47m max, 3.86mmin x 4.09m)**

Well fitted with sink unit, wall unit with plate shelving, double base, further double base and corner base units, three wicker trays set within matching unit, two single base units with drawers, further fitted base units, larder unit, space for cooker, extractor fan set within matching unit above, single wall units, wine rack unit with glazed doors, granite work surfaces, exposed brick work, feature exposed beams and boarded ceiling, tiled flooring, leaded stone window, double radiator and steps down to Sitting/Dining Area.

**REAR HALLWAY**

Having leaded corner windows, tiled flooring, radiator, cupboards containing central heating boiler and access to self contained accommodation.

**OUTSTANDING SITTING/DINING AREA 15'0"min x 20'6" max 15'4" min (4.57mmin x 6.25m max 4.67m min)**

An outstanding room with beamed ceiling, double radiator, built in wooden door set within stone surround, feature wall panelling and secret door inset to access tower and stone window surrounds with oak shelving inset.

**TO THE FIRST FLOOR**

**LANDING**

Having spiral stone staircase, leaded window with secondary double glazing, very high ceilings with double radiator, loft access and exposed beams.

**BEDROOM 14'8" x 11'0" (4.47m x 3.35m)**

Having stone and brick leaded windows with secondary double glazing, double radiator, high level ceiling and brick fireplace.

**MASTER BEDROOM 15'0" x 22'6" (4.57m x 6.86m)**

Having exposed brick surround to entrance door, four leaded stone and brick windows with secondary double glazing, inglenook fireplace with oak panelled fire surround and central brick fireplace, black grate inset, open fire and tiled hearth, feature ceiling and suspended beams to high level ceiling area and two electric radiators.

**BATHROOM**

Having a white Sanitan suite comprising of w.c., wash basin set within recess and leaded stone window with views, panelled bath with shower and screen over, double radiator, high level ceiling with feature beams and window light.

**INNER LANDING 11'4" x 14'0" max, 10'3" (3.45m x 4.27m max, 3.12m)**

Study Area with leaded window, high level feature beams, wall light points and steps down to further landing area with oak panelling, steps down to lower bedroom and staircase up to second floor bedroom.

**LOWER BEDROOM 14'10 plus recess x 12'5" plus staircase (4.52m plus recess x 3.78m plus staircase)**

Having brick recess fireplace, two stone recess windows, oak flooring, beams and oak panelling with secret door to tower inset.

**TO THE SECOND FLOOR**

**BEDROOM 20'4" x 15'0" max including banisters and staircas (6.20m x 4.57m max including banisters and staircas)**

Having three stone windows, oak flooring, beamed ceiling, two double radiators, recess brick fireplace and having oak door leading to tower.

**TOWER**

Having various access doors from different levels, castle like stone and spiral staircase with open vents and oak door leading to top of the tower with castellated brick walling, timber decking, resident flag pole and enjoying far reaching views over surrounding countryside and the nearby village of Polesworth.

**SELF CONTAINED ACCOMMODATION (Access from the Inne**



**LOUNGE 12'4" max, 8'10" min x 12'8" (3.76m max, 2.69m min x 3.86m)**

Having cast iron fireplace set within brick chimney breast, tiled hearth, double radiator, spiral staircase with gallery style area above and stone window.

**KITCHEN 17'10" x 12'5" (5.44m x 3.78m)**

Having sink unit, double base, corner base, single base unit with drawers, work surfaces, plumbing for automatic washing machine, three tray wicker unit, work surfaces, radiator, tiled flooring, oak entrance door and single glazed window.

**DINING/GROUND FLOOR BEDROOM 7'2" x 11'7" (2.18m x 3.53m)**

Having oak entrance door, single glazed window and laminate flooring.

**LUXURY SHOWER ROOM**

Having w.c., wash basin set on wooden stand, corner shower with massage jets, seat and various shower heads, two stone windows, radiator and down lighters to ceiling.

**TO THE FIRST FLOOR**

**BEDROOM 21'2" x 6'10" min, 11'5" max (please note not all (6.45m x 2.08m min, 3.48m max (please note not all )**

Having two double glazed velux windows, storage cupboards and double radiator.

**TO THE EXTERIOR**

The property has sweeping tarmac driveway which provides shared access to neighbouring property for the higher portion of the drive, flanked by lawn gardens with mature trees inset and access to large garage with full width parking for a number of vehicles to the front.

**GARAGE 25'6" max, 23'0" min x 39'0" (7.77m max, 7.01m min x 11.89m)**

Having large central remote control wooden door and two matching doors to either side, light and power points, oil central heating boiler and staircase up to first floor.

**FIRST FLOOR 38'6" x 25'0" (11.73m x 7.62m)**

An open area with four leaded double glazed windows, one to the front, one to the rear and two to the side, laminate flooring, two double radiators, large down lighters to ceiling with feature beams.

This Garage may well lend itself ideally to conversion to living accommodation subject to any suitable planning permissions being obtained.

Driveway continues sweeping round to the front of the property, tarmac driveway and parking to the front and side of the property, paved reception area, circular patio areas with stone and slate inserts, formal flagon style patio area with garden pond, all with retaining brick work and steps down to pathway immediately beneath the property with stunning views, further patio area and steps leading down to paved patio area with outstanding wrought iron gazebo.

Further lawned gardens with a large expanse of canal frontage with Holly and other trees, large mooring area with retaining walls, gravelled area, patio area plus paved patio ideal for anyone wishing to moor their own boat subject to any mooring fees from British Waterways.

The grounds continue to rise back up with lawns and mature trees and all need to be viewed to be fully appreciated.

**GENERAL INFORMATION**

**FIXTURES AND FITTINGS**

Some items may be available subject to separate negotiation.

**SERVICES**

There is no gas connected and there is private drainage

**VIEWING**

By prior appointment with Mark Evans & Company on Tamworth 311300

**TENURE**

We understand the property is freehold.

However, further verification must be sought from the vendors solicitors







Total area: approx. 299.0 sq. metres (3216.2 sq. feet)  
We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using The Mobile Agent.

A family run practice which has become one of the busiest firms of Estate Agents in the Midlands and offers a comprehensive property service for both sellers and purchasers alike.

Mark Evans is a fellow of the National Association of Estate Agents and has been involved in the property market in the local area since 1977 establishing his own practice in 1987.

Mark was joined by his daughter Becky in 2007 and both live locally which allows unprecedented knowledge of the property market in the town and surrounding villages.

Mark Evans & Company are able to offer a complete property portfolio of all prices ranging from smaller starter homes to larger country and equestrian homes. Our dedicated sales team have been with us for many years and are able to pass on their experience and advice on to our clients.

### **START WITH A FREE & NO OBLIGATION HOME VALUATION**

With an honest opinion of valuation and market conditions we aim to obtain the best price possible for our client and provide advice to help you maximise the selling potential of your property. Our comprehensive selling service then includes:

**NO UPFRONT COSTS** and **COMPETITIVE FEES** which are **NO SALE NO FEE**

**SALES BROCHURES** produced in house

**TOP QUALITY ADVERTISING** (check your local Tamworth Herald)

**INTERNET SERVICES** including **RIGHTMOVE, ZOOPLA** and our own website.

Office display in our **TOWN CENTRE** office **OPEN 7 DAYS A WEEK**

Eye catching **FOR SALE BOARD**

**ACCOMPANIED VIEWINGS - NO ADDED CHARGES - ALL PART OF THE SERVICE**

**REGULAR CLIENT CONTACT** with **VIEWER FEEDBACK** and continual marketing advice

We offer **EXCLUSIVE TOWN AND COUNTRY HOME** selling services for our more individual properties

Free advice on **BUILDING PLOTS** and properties to modernise etc.

**Our IN HOUSE CONTRACT CHASERS** will assist you when **YOUR PROPERTY IS SOLD**

Speak to one of our **FINANCIAL ADVISORS**

## **NOTES:**

### **IMPORTANT SPECIAL NOTES:**

The fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order.

Whilst we endeavour to make our Sales Particulars accurate and reliable, all measurements quoted are approximate and for general guidance only. If there is any point which is of particular importance to you, please contact our office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

Photographs are for illustration only and may depict items not included in the sale of the property.