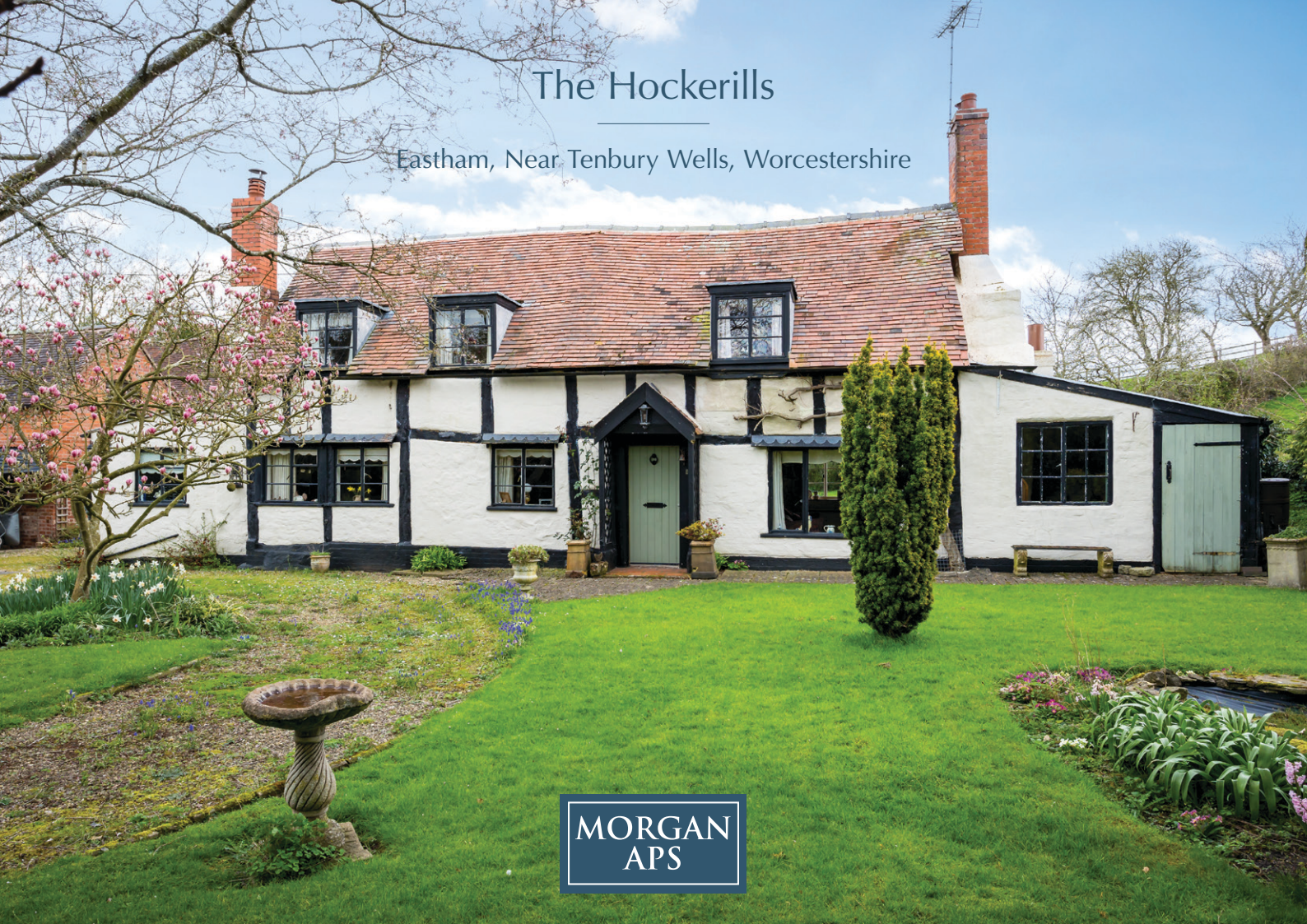


The Hockerills

Eastham, Near Tenbury Wells, Worcestershire



MORGAN
APS

The Hockerills

Eastham, Near Tenbury
Wells, Worcestershire

Pretty Grade II listed cottage in the same ownership since 1987 - now available to purchase with no onward chain. Tucked away in an idyllic rural spot amongst beautiful countryside.

Great living accommodation full of character with considerable potential. All of the main rooms are dual aspect giving them a light and airy feel. The large open plan kitchen / diner is very much the heart of the home and is complemented by a separate sitting room with an inglenook fireplace.

Upstairs is equally as impressive, featuring two large bedrooms with exposed beams and dormer windows plus a dressing room / study. Potter to your heart's content in the pretty gardens, which benefit from an open garage and garden stores. The centres of Tenbury Wells and Worcester are within easy reach. A great opportunity.



In a Nutshell

- Timber framed Grade II listed cottage full of character and period features with scope for improvement
- Tranquil rural setting amongst beautiful countryside. Tenbury Wells close by with convenient access to Worcester
- Reception hall. Open-plan kitchen / dining room with wood burner
- Comfortable dual aspect sitting room featuring inglenook fireplace
- Rear hall, pantry and downstairs bathroom
- Two large bedrooms. Dressing room / study
- Gated entrance. Gravelled driveway providing parking. Car port and garden stores
- Attractive cottage gardens to the front and rear with mature greenery and a pretty Magnolia tree



Where to go when you need



Tesco and Co-op stores in Tenbury Wells



Variety of eateries in Tenbury Wells and further afield in Ludlow and Worcester



The Elms Hotel & Spa



Sapey Golf & Country Club



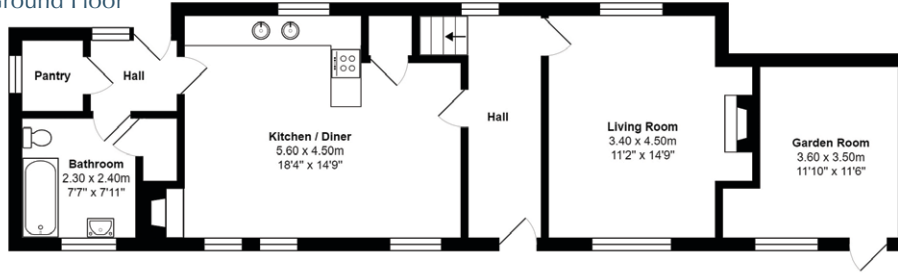
Good selection of state and private schools in the area



Stations at Leominster and Ludlow



Ground Floor

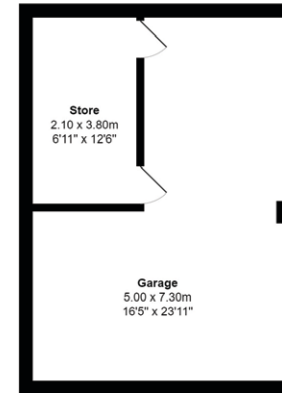


First Floor



Approx. Gross Internal Area:
122 sq m / 1314 sq ft

Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.



The Finer Details

Services

Mains electricity, borehole water supply, private drainage to septic tank, electric storage heating

Malvern Hills District Council – Council Tax Band D

How Far?

Worcester City Centre: 18.8 miles
Tenbury Wells : 4.7 miles
Ludlow : 15 miles
Leominster: 14.1 miles
M5 Junction 5: 20 miles
(all mileages are approximate)

Directions

Postcode: WR15 8NW
what3words:
///songs.grapevine.educates

Important Notice

Morgan Aps LLP and any joint agents give notice that:

The particulars, produced in good faith, are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Morgan Aps has any authority to make or give representation or warranty on any property.

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