



Tenbury Wells | WR15 8JG

RJ
COUNTRY HOMES

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A deceptively spacious and most immaculately presented Hop Kiln, arranged over four floors and benefitting from over 1900 sqft of versatile accommodation.

Location:

This charming Oast House is situated in an idyllic rural location in the heart of the stunning Teme Valley. The River Teme runs through the region accompanied by the famous hop fields. A tremendous range of local amenities such as doctor's surgeries, dentists, local shops and butchers as well as deli and fishmongers can be found in the local market towns of Tenbury Wells and Cleobury Mortimer. Just 15 miles away is the historic market town of Ludlow, well known for its Food and Wine Festivals, distinguished fine dining eateries and Castle Ruins. The Cathedral City of Worcester is located 17 miles away and also offers an extensive range of cultural, sporting and entertainment activities. Train Stations are located in Ludlow, Kidderminster and Worcester, all of which offer a variety of routes to Birmingham and London. The motorway network is accessed via the M5 which is approximately 18 miles from the home.

Education:

Local Primary Schools include Lindridge St Lawrence CofE and the highly renowned Bayton School which is rated "Outstanding" by Ofsted. Secondary Schools include Lacon Childe School and Tenbury High. Offering private schooling from preparatory up to sixth form, the renowned King's School and Royal Grammar are both found in Worcester.

Accommodation comprising of:

Hall, kitchen/diner, rear hallway, WC, utility, sitting room, family bathroom, large master bedroom, single bedroom, study area, sitting room, mezzanine floor up to an additional room.





Ground floor accommodation;

On entering this beautiful contemporary Oast House, you are immediately struck by the bright entrance hallway which has a large cupboard wardrobe with ample storage solutions. A partially glazed door and feature window invites you into this wonderful kitchen which is the perfect place for entertaining or an ideal family room. The white units provide clean seamless soft close drawers and cupboards, finished with worktop and ambient lighting. Integrated appliances include an AEG double oven, a Lamona induction hob with extractor fan over. Further AEG appliances include a dishwasher, fridge and separate freezer. A large wall mounted radiator adds to the warmth in this living space. Attractive tiled flooring flows through the downstairs and leads into the spacious laundry room which has a sink and space for a washing machine and tumble dryer with further storage solutions. The rear hall contains a WC.



First floor accommodation:

The landing leads directly into the most impressive master bedroom which is flooded with light from the dual aspect windows and has far reaching, uninterrupted views of the glorious countryside beyond. A large Jack and Jill family bathroom can be accessed from this bedroom as well as the landing. It incorporates a pedestal sink, large corner shower, toilet and free standing bath and heated towel rail. Stairs continue to the second floor.

Second floor accommodation:

At the top of stairs is a good sized study area with character vaulted ceiling, which leads into the wonderful sitting room. This most spacious room is bright and airy enjoying views through the French doors and Juliette balcony, character aplenty blending the old with the new having a vaulted ceiling and beams. A spiral staircase invites you to the room above.

Third floor accommodation:

Accessed via the spiral staircase, is a most useful multi purpose room, which could be utilised as an office, storage, currently used as guest bedroom.

Outside:

The patio is accessed by a bespoke wooden gated staircase with storage below. There is a separate large boarded garage for storage with power, parking in front and a parking space for an additional vehicle with electric supply. Guest parking is also available.





Services:
Water, electricity, LPG and private drainage.

Management fee: £900 per annum

Local Authority: Malvern Hills Band E

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>
Administration Deposit:.

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.







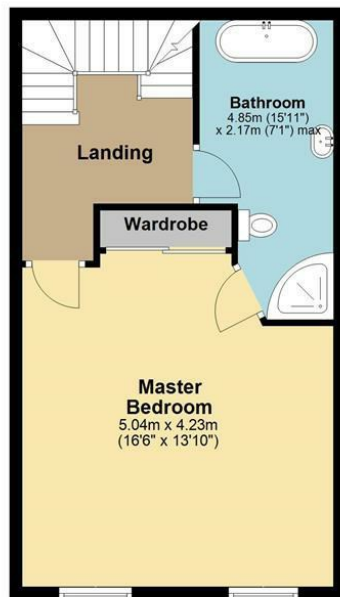
Total of bed 3 and Garage
Approx. 37.6 sq. metres (405.0 sq. feet)



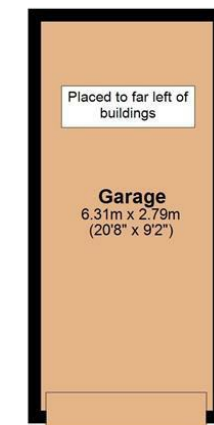
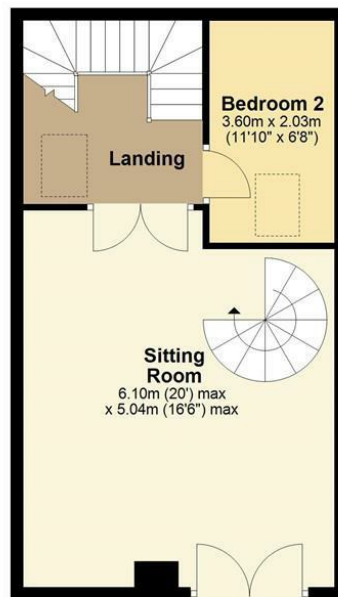
Ground Floor
Approx. 46.2 sq. metres (497.2 sq. feet)



First Floor
Approx. 46.2 sq. metres (497.6 sq. feet)

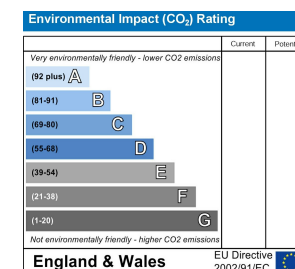
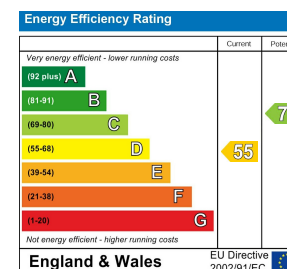


Second Floor
Approx. 46.5 sq. metres (500.7 sq. feet)



Total area: approx. 176.6 sq. metres (1900.5 sq. feet)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



RJ Country Homes
Tel: 01905 691 043
contact@rjcountryhomes.co.uk
Cathedral View Top Barn, Holt Heath, Worcestershire, WR6 6NH

