



THE DELL

BROOMBANK | NEWNHAM BRIDGE | WR15 8NY





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Bewdley 9 miles | Tenbury 6 miles | Kidderminster 12 miles | Worcester 19 miles | Ludlow 15 miles
Cleobury Mortimer 7 miles | Birmingham 31 miles
(all mileages are approximate)

An idyllic detached country cottage set in this picturesque position with beautiful mature gardens with adjoining grass paddocks, surrounding the property, approximately 10 acres.

- A Beautiful Detached Country Cottage
- 3 Bedrooms & Generous Family Bathroom
- Spacious Living Room with Log Burner
- Lovely Fitted Family Kitchen Diner
- Utility Room & Ground Floor Cloakroom
- Attractive Garden/Sun Room
- Wonderful Location & Mature Gardens
- Land Approx 10 Acres, Detached Stable Block



Kidderminster Office

Halls Holdings Ltd
Gavel House, 137 Franche Road,
Kidderminster, DY11 5AP
T: 01562 820880
kidderminster@hallsgb.com
hallsgb.com

Viewing is strictly by appointment with the selling agents

SITUATION

The Dell is an idyllic detached country cottage set in this picturesque position, accessed over a private driveway with plenty of parking and beautiful mature private gardens with fenced & gated adjoining grass paddocks surrounding the property of approximately 10 acres. The property itself is an attractive red brick, detached cottage, offering immaculately presented accommodation over two floors, comprising three first floor bedrooms and a fabulously spacious family bathroom.

The ground floor offers a generous living room with log burning stove, a lovely family living kitchen diner and beautiful garden room as well as a useful utility room and separate cloakroom. With an abundance of space surrounding the property and picturesque views from all angles, this detached rural cottage also benefits from a fabulous detached stable block comprising four generous stables, a tack room and work shop. Within the grounds and adjoining paddocks are further field shelters and an internal inspection to appreciate the location, space and the quality of this attractive family home is essential.

DESCRIPTION

The Dell is positioned in this outstanding peaceful rural setting, set back from the main road, accessed over a private gated driveway, leading to a generous parking and turning area.

Flagstone paved steps lead down to this pretty red brick detached cottage which is beautifully presented offering attractive character and spacious accommodation over two floors.

The covered and stepped main entrance has a solid wooden panel and part double glazed entrance door into the entrance hall with attractive flagstone tiled flooring and access to the ground floor cloakroom, living room and kitchen diner.

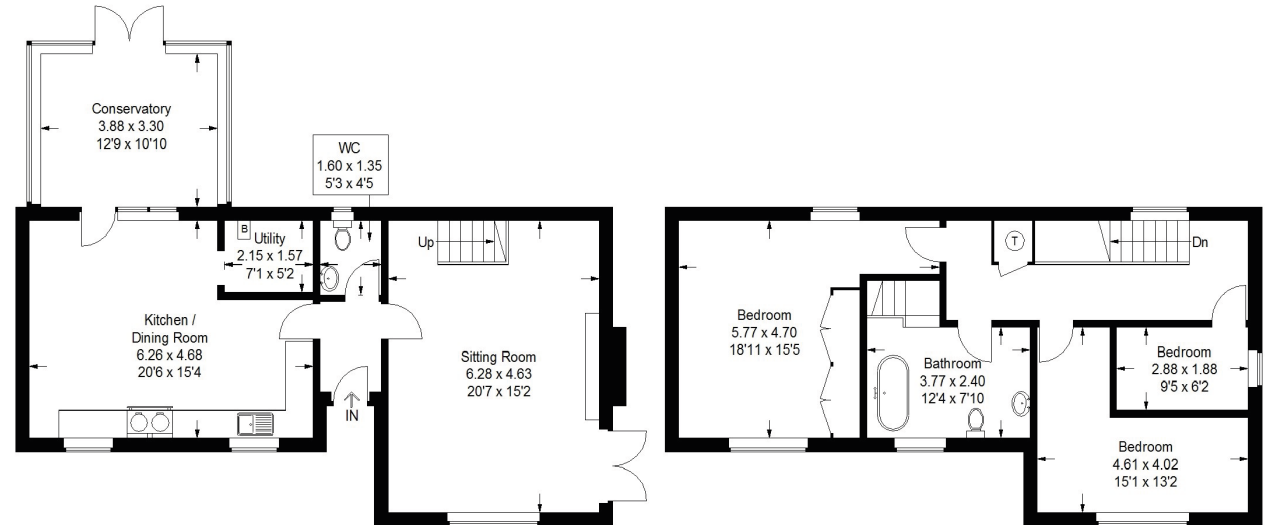
CLOAKROOM

Having a continuation of flagstone floor and a modern white suite of low level close coupled WC, pedestal wash hand basin.



Outbuilding

(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor



FITTED KITCHEN DINER With Flagstone floor and exposed ceiling timbers with plenty of space for a generous dining table and chairs. There is a range of rolled top work surfaces, matching base and eye level cupboards, inset sink with single drainer, mixer tap, tiled surround and dual aspect double glazed windows to the front overlooking the mature gardens and beyond to the attractive adjoining paddocks and the rear into the garden room.

UTILITY ROOM With a tiled floor, space and plumbing for automatic washing machine and dishwasher, oil fired central heating boiler & fitted wall cupboards.

GARDEN ROOM Situated to the rear with a stable style door accessing the kitchen and benefitting from a tiled floor and with double glazed windows to both sides and rear aspect and double-glazed French doors opening out to the attractive gardens and overlooking the stable block.

LIVING ROOM Beautifully presented with a fabulous feature exposed brick and quarry tiled fire place with wood burning stove. This attractive room has lots of light and space with exposed ceiling beams and a double-glazed window and French doors overlooking and accessing the beautiful gardens with views beyond. There is a turning staircase giving access to the first-floor accommodation.

FIRST FLOOR LANDING The spacious landing has a stripped wooden floor, double glazed window to the rear aspect, access to roof space and an airing cupboard with hot water tank and shelving over.

THREE BEDROOMS With beautiful outlook and views across the private gardens and adjoining paddocks the bedrooms are all well-proportioned and beautifully presented and the

MASTER BEDROOM with dual aspect double glazed windows to both front and rear and benefitting from floor to ceiling fitted wardrobes providing plenty of storage.

FAMILY BATHROOM Bath with mixer tap and shower attachment, low level close coupled WC, pedestal wash hand basin, a fabulous walk in shower being fully tiled with dual shower attachment with rain head shower and glazed shower screen. Spacious and beautifully presented, extensively tiled with a modern white suite of rolled top claw foot .



OUTSIDE

The unique selling point for this beautiful home is the wonderful, peaceful location and beautiful mature gardens and surrounding land. The Dell is situated off the main road, set back over a shared track, leading to a private gated driveway. There is plenty of parking and turning space with a useful detached timber store/shed with power. A flagstone stepped pathway leads toward the cottage with an initial paved seating area, the path leads around the property to a further rear flagstone paved seating area with beautiful raised beds and rockery well stocked with an abundance of flowers and shrubs, alongside an attractive garden pond. There are large mature lawned gardens surrounding the property, all safely fenced with plenty of gated vehicular and pedestrian gated access to the adjoining and surrounding paddocks.

There is external power & water supply, security and courtesy lighting and a just a short distance from the cottage is the detached stables.

The **STABLE BLOCK** is of part brick & block construction, timber clad with part covered veranda, power and lighting and comprising of five stables, a tack room and fabulous work shop/store. Within the surrounding land and paddocks are further field shelters and the private garden continues beyond the stable block to an idyllic small orchard with mature hedge borders, and further vehicular access into the adjoining paddocks along with an attractive stream with bridge across to a further area of woodland.

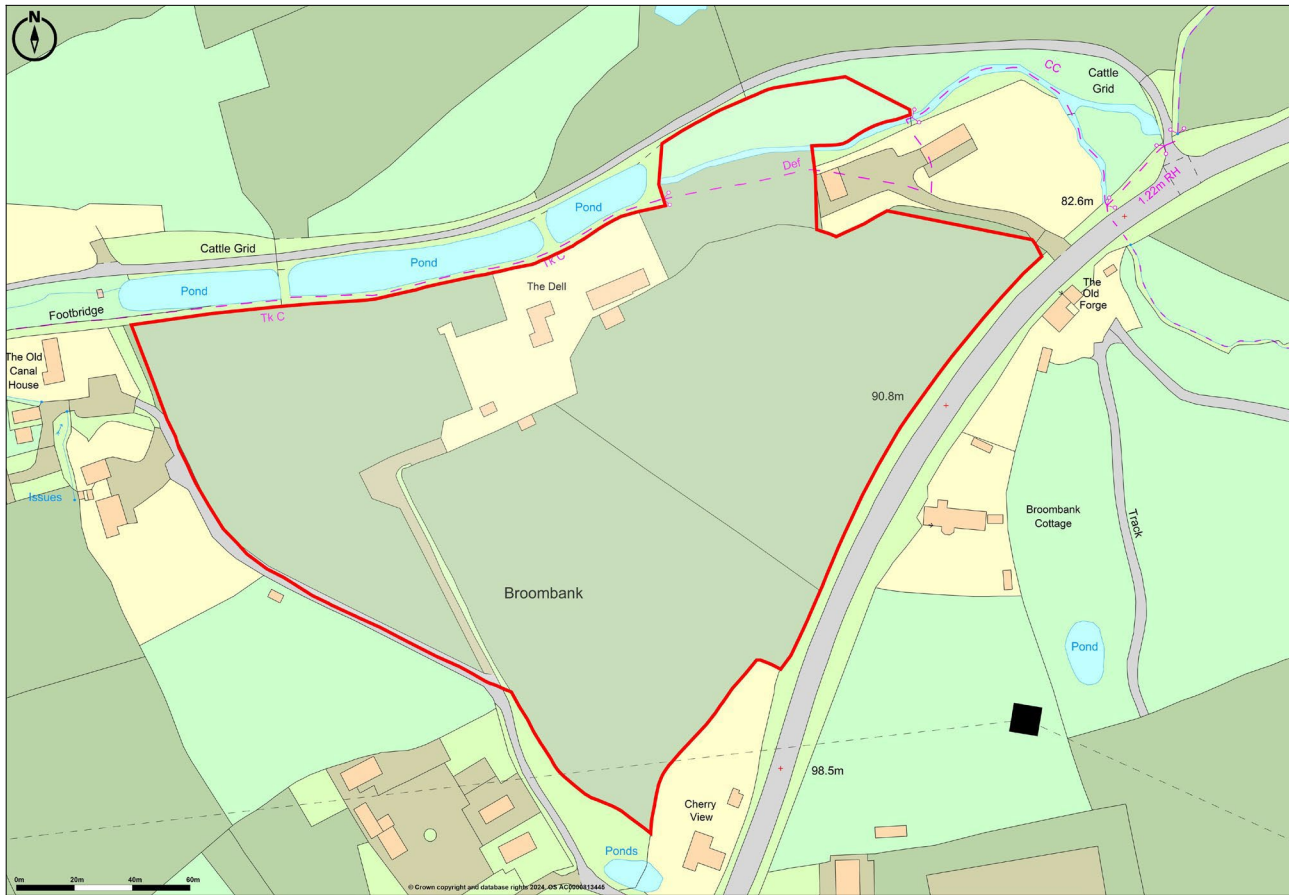
This wonderful property offers a fabulous lifestyle opportunity in an enviable rural location with plenty of space, flexibility, further potential as well as offering peace and secluded living with convenient access to surrounding villages and towns.

LOCATION

The Dell is beautifully situated on the edge of the picturesque rural village of Newnham Bridge which sits within the delightful Teme Valley. A comprehensive range of amenities are available in the nearby historic market town of Tenbury Wells which is about 6 miles distant offering a range of everyday amenities that you could require with a range of independent shops and a supermarket.

The historic market town of Ludlow is within a short drive and is renowned for its independent shops, vibrant festivals and gastronomic reputation with the cathedral cities of Hereford and Worcester also within striking distance and also offer a choice of excellent private schools.





Promap
LANDMARK INFORMATION

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Printed Scale - 1:1750. Paper Size - A4

DIRECTIONS

From Bewdley proceed in a Westerly direction onto Long Bank A456 and after entering Broombank after approximately 7 miles there is a turning on the right-hand side by a red post box onto a single lane track. Continue a short way and bear right to the gated access of the private driveway to The Dell.

what3words: kindest.starlight.hippy

COUNCIL TAX

Council Tax Band 'F' Malvern Hills

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

SERVICES

Mains water & electricity are understood to be connected with Oil Fired Central Heating and Septic Tank Drainage. None of these services have been tested.

TENURE

Freehold with Vacant Possession upon Completion.

