



Swallow Barn

Bockleton, Tenbury Wells, WR15 8PP

Andrew Grant

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Reception Hall, Shower Room, Sitting/Dining Room, Kitchen/Breakfast Room, Utility Room, Shower Room, Four Bedrooms, Bathroom, Integral Garage. EPC = C

A charming country retreat in Bockleton, showcasing traditional architecture and idyllic vistas, perfect for serene family living.

- A delightful four-bedroom corner plot mid terraced barn conversion.
- The spacious open plan living and dining areas are enhanced with characterful exposed beams, and ample natural light from the dual aspect windows.
- A well-appointed, kitchen combining contemporary appliances with classic design.
- The beautifully landscaped garden features Indian sandstone pathways, mature planting, and a large patio ideal for alfresco dining.
- The property benefits from courtyard parking and an integral garage, offering convenience and security.
- Situated in the peaceful village of Bockleton, the property enjoys panoramic countryside views, whilst being close to essential local amenities and transport links.

1543 sq ft (143.3 q m)





The living room

The spacious living room is a warm and inviting space featuring a striking brick fireplace with an oak mantle and a Clearview log burner. The room's dual-aspect windows allow natural light to fill the room, highlighting the exposed beams and adding to the cosy, rustic appeal.



The dining area

Adjoining the living room is the dining area which has ample space to accommodate a large dining table and chairs. Dual aspect windows either side of the room ensure the space is filled with natural light.



The kitchen/breakfast room

At the heart of the home is the spacious and inviting kitchen, designed with both style and functionality in mind. It features a Falcon multi-fuel range cooker, sage green Corian worktops, upstands, window sills and integrated sink. Karndean tile-effect flooring and stone wall tiling, offering a seamless combination of modern convenience and classic design.





The utility and downstairs shower room

The utility room, conveniently connected to the kitchen, offers a practical space for laundry and additional storage. It features matching cabinetry to the kitchen, Corian worktops with an integrated sink, and ample room for a washing machine, tumble dryer, and large fridge freezer. Just off the main hallway is a modern shower room with a quadrant shower enclosure and mixer shower, a vanity basin unit with a white sink and chrome mixer tap, a white concealed vanity WC with built-in cupboards, and a white towel warmer.





The principal bedroom

As you ascend the staircase, the first-floor landing opens into a lovely galleried section, complete with a Velux window that overlooks the hallway, flooding the space with natural light. A useful under-eaves cupboard provides extra storage. The landing leads to the spacious and serene primary bedroom, which features a vaulted ceiling with exposed beams and built-in storage solutions. Another Velux window offers lovely views of the countryside.





The second bedroom

Bedroom two provides a comfortable and well-designed space, complete with ample built-in storage under the eaves, tall vaulted ceiling and a Velux window, overlooking the garden, that fills the room with light.





The third and fourth bedrooms

Bedroom three is compact and practical with room for two single beds, featuring a Velux window and built-in storage within the eaves, making it ideal for a child's bedroom or guest room. Bedroom four is currently utilised as an office, equipped with additional built-in storage. It offers the flexibility to be easily converted back into a comfortable single bedroom.





The bathroom

The family bathroom is well- appointed, featuring ample built-in storage with drawers and a cupboard, a double-ended white bath with a bath-shower mixer and a folding shower screen. It features wood-effect laminate flooring, a white vanity basin with a single-lever chrome tap, and a matching vanity toilet unit. The space is complemented by three-quarter height tiling and a white towel warmer, offering both style and functionality.



The garden

The garden, which has a south-westerly aspect, is beautifully landscaped, featuring a blend of Indian sandstone pathways, vibrant flower beds, and mature plantings. A charming rose archway leads to lawned areas and a spacious patio, perfect for outdoor entertaining and relaxation. Adding to its appeal, the garden includes a vegetable plot, a metal shed, a wooden log store, and side and rear gates. Specimen plantings, including Acers, further enhance this private outdoor space.

Location

Situated in the tranquil village of Bockleton near Tenbury Wells, this property offers an idyllic rural lifestyle. The area is renowned for its stunning countryside views and peaceful surroundings, providing an escape from the hustle and bustle of city life.

Despite its secluded charm, Bockleton is within easy reach of local amenities, including shops, schools and restaurants in nearby Tenbury Wells. Excellent transport links connect the village to surrounding areas, ensuring that residents enjoy both the benefits of countryside living and convenient access to urban amenities.

Services

The property benefits from mains gas, water and electric. Private drainage to a shared septic tank with maintenance costs split between six barns.

Council Tax

The Council Tax banding for this property is **Band E**



Bockleton, Tenbury Wells, WR15

Approximate Area = 1543 sq ft / 143.3 sq m

Limited Use Area(s) = 216 sq ft / 20 sq m

Garage = 189 sq ft / 17.5 sq m

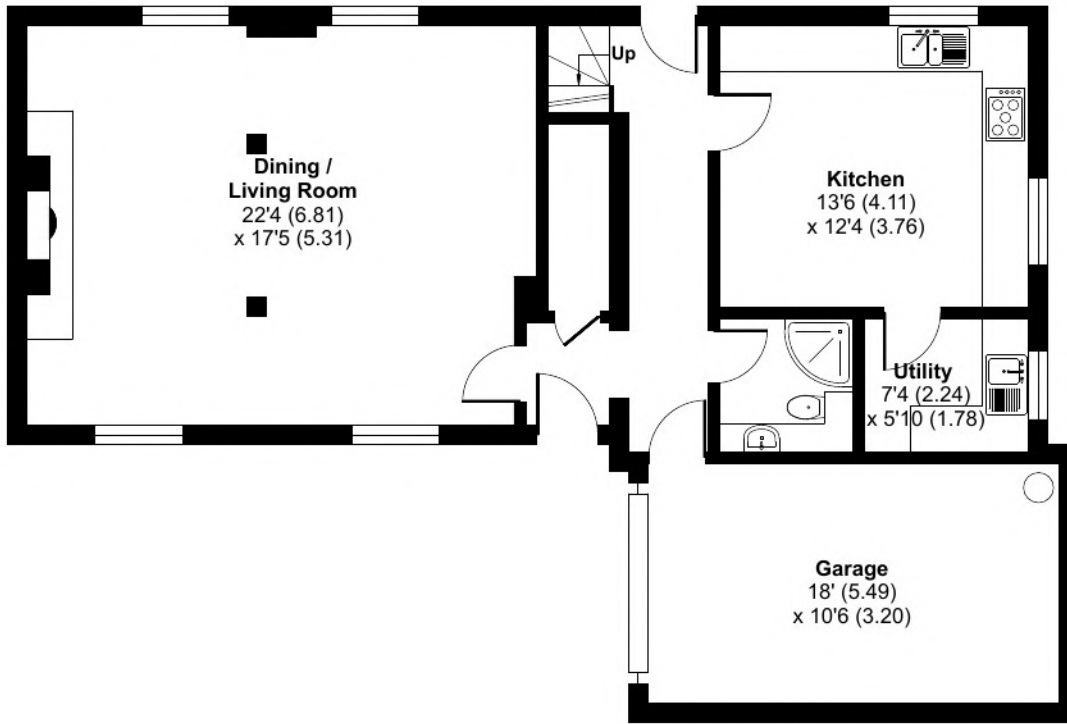
Total = 1948 sq ft / 180.8 sq m

For identification only - Not to scale

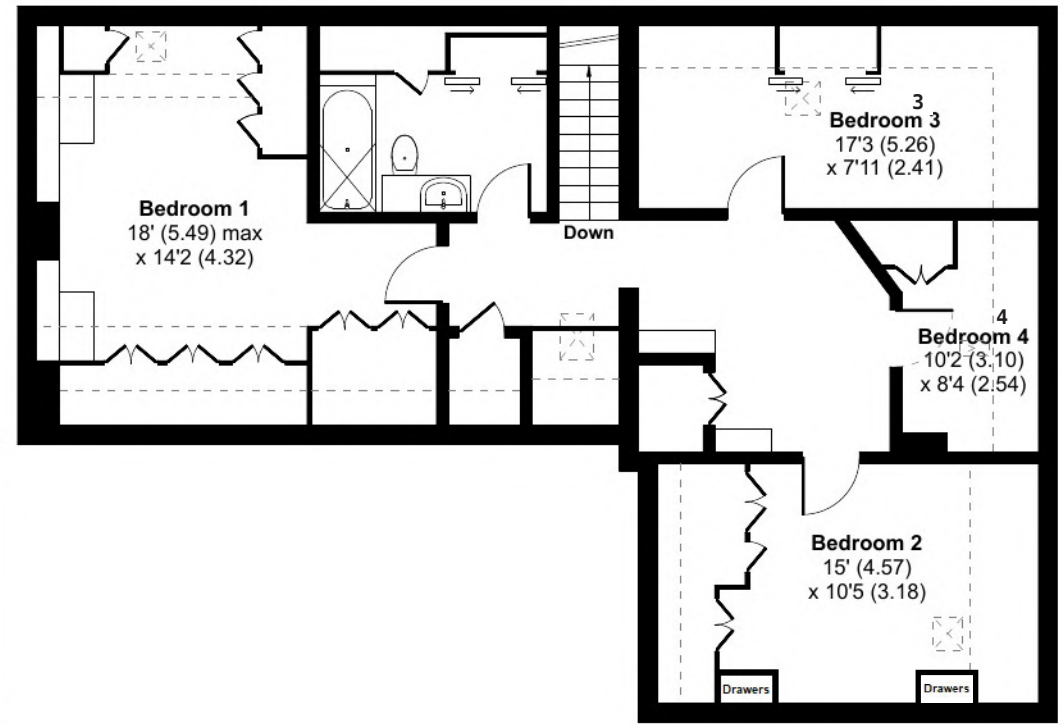


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



DISCLAIMER: 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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