



**Allan Morris**

estate agents

**Bromyard Road, Tenbury  
Wells**



## Burleigh House, Bromyard Road, Tenbury Wells. WR15 8BZ

### Features

- Extensive detached period property
- Accommodation totalling over 4000 sq ft.
- 6 Bedrooms
- 7 Bathrooms
- Generous driveway and gardens
- Walking distance to town centre
- Currently run as a successful B & B

A most spacious detached period family home offering accommodation over 4000sqft, ideal for use as a larger family home or possible Bed & Breakfast, situated in the charming market town of Tenbury Wells.

Accommodation comprising: On the ground floor: Entrance Hall, Living Room, Dining Room, Family Room, Snug, Kitchen with Pantry off, Laundry Room, Shower Room and double Bedroom. On the first floor: Five double Bedrooms, five Shower Rooms and Family Bathroom. On basement level: Three further flexible rooms.

Outside: To the front is a generous driveway providing parking for several vehicles. To the rear and side are extensive gardens made up of decked area, patio and lawned garden.

### LOCATION:

The property is located in the historic town of Tenbury Wells, on the edge of the Worcestershire and Shropshire border. Within the town is a range of shops, public houses and cafes. Close by are the fabulous Shropshire Hills, an area of Outstanding Natural Beauty, and within 10 miles is the town of Ludlow and Junction 5 of the M5 is located approximately 24 miles to the East.







### Directions:

From Worcester city centre proceed over the river in a westerly direction and then north on the A443 Hylton Road, passing through the villages of Hallow, Holt Heath, Little Witley and Great Witley, continuing along the A443, before reaching the village Newnham Bridge, where you turn left onto the A456. Follow the road until you reach Tenbury Wells, before taking a left hand turn over the River Teme into Teme Street. Follow the road around to the right where it becomes Market Street and then Cross Street, before taking a left into Bromyard Road, where Burleigh House will be found on the right hand side, as indicated by our For Sale board.

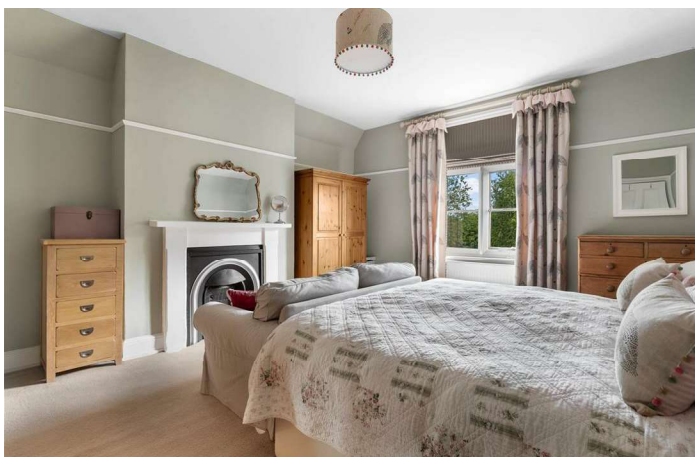
WAM 7346

### Useful Information:

Tenure: Freehold

EPC rating: E

Council Tax Band: G







DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Floorplan Measurements:

Living Room  
16'6" max into bay x 14'0"

Kitchen  
15'2" max 12'3" min x 10'9"

Pantry:

Laundry Room  
9'4" x 7'5"

Dining Room  
19'6" max into bay x 13'2"

Family Room  
19'8" max into bay 16'4" min x 14'10"

Snug  
13'9" x 10'3" max

Bedroom 6  
12'6" x 11'1"

Shower Room

Bedroom 1  
16'5" x 14'2"

Shower Room

Bedroom 2  
19'4" max x 13'2"

En-Suite:

Bedroom 3:  
14'0" x 13'3"

En-Suite

Bedroom 4  
12'9" x 11'1"

En-Suite

Bedroom 5  
14'4" max 10'4" min x 11'1"

En-Suite

Bathroom

## Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ