



The Cart Shed, Bockleton Road, Tenbury Wells, WR15 8PW
Price £525,000

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The Cart Shed Bockleton Road Tenbury Wells

The Cart Shed forms part of a larger complex of period barn conversions most of which have already been converted by the owner. Located in a wonderful semi-rural position close to Tenbury Wells. The developers have already converted a number of other barns at this location and are experienced in developing these types of properties. Getting in early could mean that you could customise the finish to your personal tastes including kitchens, bathrooms, decorations etc. With completion available as early as late spring 2025 this is one not to be missed.

- Period barn conversion
- Completion spring 2025
- Many amazing original features
- approximately 1600 sq. ft
- parking and gardens
- semi-rural position
- 2/3 bedrooms; 2 bathrooms
- Sitting room with vaulted ceiling
- large open plan kitchen/dining room

Material Information

Price £525,000

Tenure: Freehold

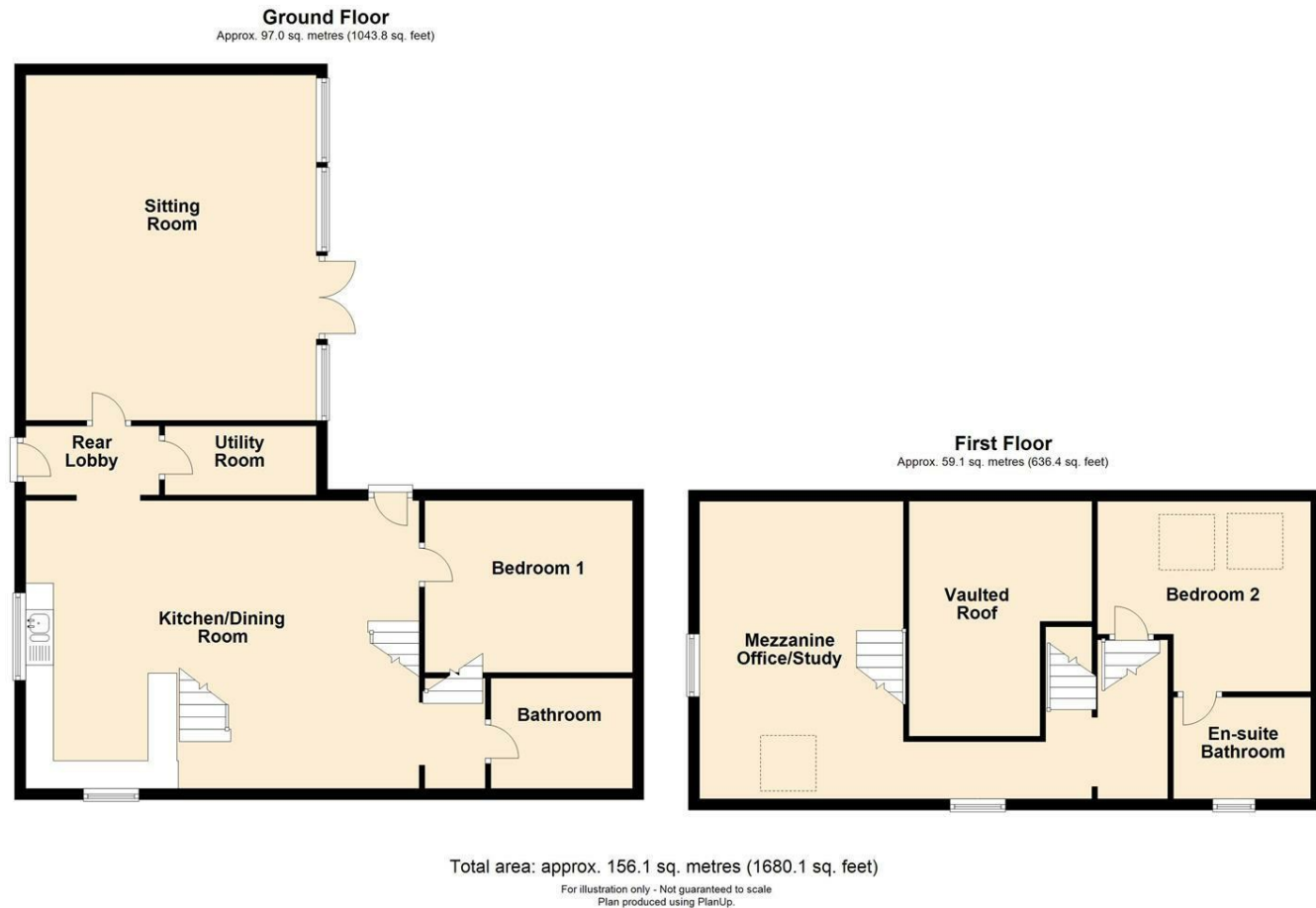
Local Authority: Malvern Hills

Council Tax: New Build

EPC: (null)

For more material information visit www.cobbamos.com

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

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The accommodation

This barn will measure approximately 1600 sq. ft. and comprise of a stunning sitting room with one wall fully glazed and a vaulted ceiling. There is a utility room, huge kitchen/dining room again with a partially vaulted ceiling and a double bedroom. There is a staircase leading to a half landing where there is a bathroom and the staircase splits in two, one leading to a mezzanine office/study or occasional guest bedroom and the other to a second double bedroom with ensuite bathroom.

The floor plan is indicative of what can be achieved with the space but, within reason, the internal layout could be altered to suit with some flexibility on finish. The floor plan has been created from architects drawings as it is impossible to measure accurately at this time and the finished property may vary.

Outside

The property benefits from ample parking for 3 or 4 cars and to the rear is an enclosed garden which is of a good size.

Agents notes

Mains water & electric.

Private drainage system to communal sewerage treatment plant.

Electric heat source pump with underfloor heating.

Freehold with some communal responsibilities.

The property is not listed but sits in the curtilage of a listed building so there are certain restrictions to planning and development which have already been satisfied.

The graphics shown are based on a CAD representation and depicts how the property could look once completed.

Photos of the internal finish are indicative only and the final finish and layout may change during construction.

DIRECTIONS

What3Words: straw.witty.soils; Leave Leominster on the A49 travelling towards Ludlow. After approximately 0.5 miles take the right turning on to the A4112 signposted to Leysters & Kimbolton. Follow the road for approximately 7.5 miles proceeding through the village of St Michaels on to Oldwood Common. Take the right hand turning signposted to Brockleton and proceed for approximately 0.5 miles



