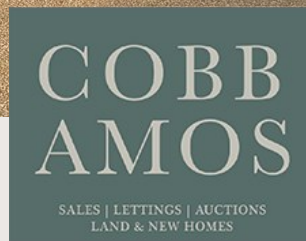




The Cider Barn, Bockleton Road, Tenbury Wells, WR15 8PW  
Price £475,000



# The Cider Barn Bockleton Road Tenbury Wells

A period barn with planning permission to convert in to a stunning home, retaining much of its original The Cider Barn forms part of a larger complex of period barn conversions most of which have already been converted by the owner. Located in a wonderful 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/summer 2025, this is one not to be missed.

- Period barn conversion
- Completion spring/summer 2025
- Many amazing period features
- Approximately 1450 sq. ft.
- Parking & garden
- Semi rural position
- 2 bedrooms; 2 bathrooms

## Material Information

**Price** £475,000

**Tenure:** Freehold

**Local Authority:** Malvern Hills

**Council Tax:** New Build

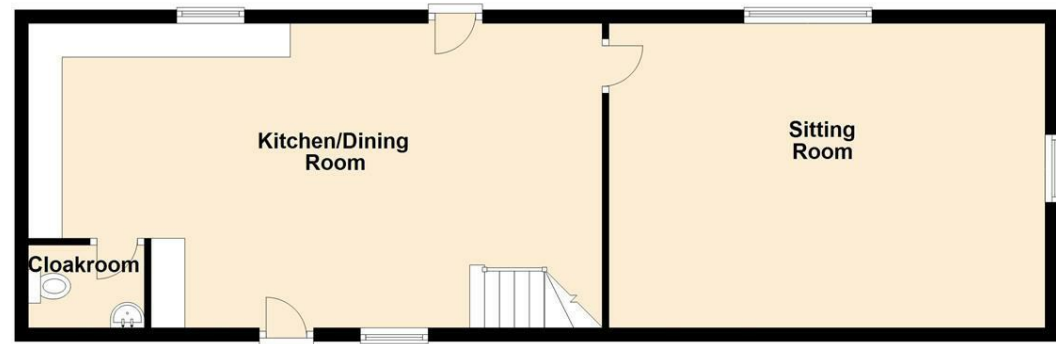
**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

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

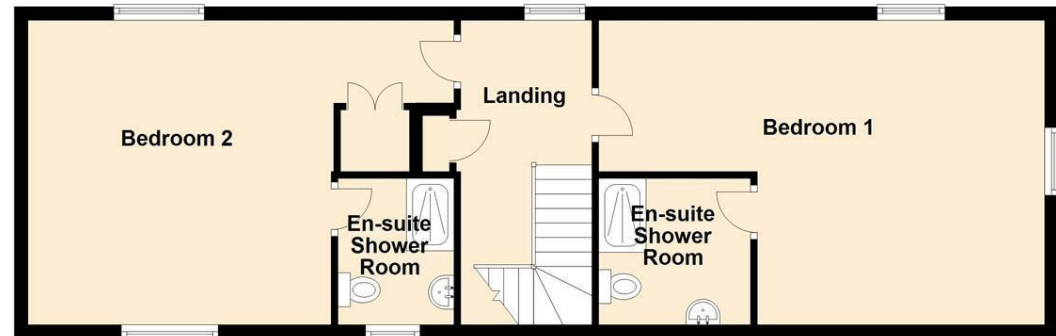
### Ground Floor

Approx. 67.5 sq. metres (726.1 sq. feet)



### First Floor

Approx. 67.5 sq. metres (726.1 sq. feet)



Total area: approx. 134.9 sq. metres (1452.2 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

*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

The Cider Barn forms part of a larger complex of period barn conversions most of which have already been converted by the owner. Located in a wonderful 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/summer 2025, this is one not to be missed.

## The accommodation

This barn will measure approximately 1450 sq. ft. and comprise of a sitting room, utility room & WC and large kitchen/dining room. There is a staircase leading to first floor where there are two double bedrooms both with ensuite.

The floor plan is indicative of what can be achieved with the space but the beauty of being the developer is that, within reason, the internal layout could be altered to suit and 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 parking and an enclosed garden

## Agents note

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



