



Dairy Barn (Barn 3), Cinders Farm, Tenbury Wells

G HERBERT
BANKS

EST. 1898

Dairy Barn (Barn 3),
Cinders Farm,
Tenbury Wells,
Worcestershire
WR15 8PN

A superbly positioned recently converted detached barn.

Wonderful rural setting in a no through country lane.

- Large living room, excellent fitted kitchen, utility room, cloakroom, bedroom 3/study with ensuite shower room, two first floor bedrooms both with ensuite shower rooms.
- In all about 1,152sqft

Situation

Barn 3 forms part of a superb small development of 6 conversions together with the original period farmhouse. This is a lovely unspoilt area on the Worcestershire/Herefordshire borders surrounded by delightful undulating farmland.

The Teme valley provides many walking and countryside opportunities.

The property lies a short driving distant from the historic market town of Tenbury Wells which provides an extensive range of amenities. These include both junior and senior schools, a range of independent shops, cafes, pubs and restaurants, Tesco supermarket, the splendid historic Art Deco theatre and cinema, doctors, dentists and veterinary surgeries and a leisure centre with swimming pool.

Leominster, Ludlow, Worcester and Hereford are all accessible.

Description

A very appealing opportunity to purchase a lovely country home in a peaceful rural area. The attached architects plan provides the layout and design of the accommodation which is arranged over 2 floors.

The barn will be sold with the benefit of an architects certificate.

Outside

There is a gravel driveway, gravel patio area and lawned gardens with sunken gas tank.

GENERAL INFORMATION

Energy Performance

Current Rating: 80C
Potential Rating: 89B
Carried out: 2nd November 2023

Services

Mains electricity and water. Private drainage and LPG central heating.

Local Authority

Herefordshire Council Tel: 01432 260500

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

From Tenbury Wells take the A4112 signposted to Leominster. Pass Tenbury Wells senior school and upon reaching the beginning of St Michaels Common, take a left-hand turn into Bockleton and then an immediate turn into Cinders Lane. Proceed for some distance down Cinders Lane before locating the development on your left-hand side.

Agents Notes

There will be a management company with common parts including the sewage treatment plant.



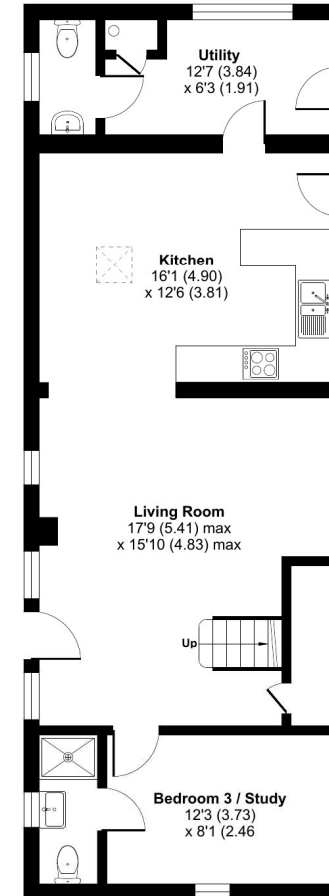
Cinders Lane, St. Michaels, Tenbury Wells, WR15

Approximate Area = 1152 sq ft / 107 sq m

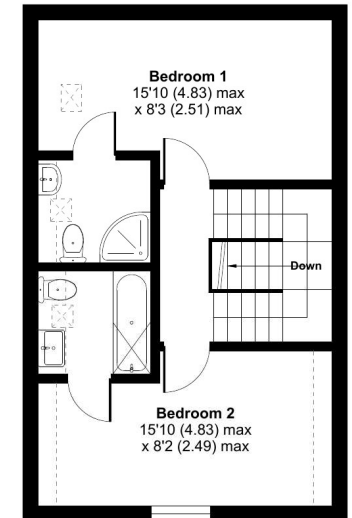
Limited Use Area(s) = 29 sq ft / 2.6 sq m

Total = 1182 sq ft / 109.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichemcom 2023. Produced for G Herbert Banks LLP. REF: 1000615

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