



2 Birchley Farm Court Bockleton Road, Oldwood, Tenbury Wells, Worcestershire, WR15

SAMUEL WOOD

Asking Price £475,000





## 2 Birchley Farm Court Bockleton Road

Oldwood, Tenbury Wells, Worcestershire, WR15 8PW



- Renovated 3-storey farmhouse
- Easy access into Tenbury Wells
- 2 reception rooms, 3 / 4 bedrooms, 4 bathrooms
- Easy maintenance landscaped gardens
- Lovely rural setting
- Spacious and well presented accommodation
- Off road parking and garage / outbuilding

This beautifully renovated, 3-storey, semi-detached farmhouse sits in a lovely rural setting with a fine rural view at the frontage whilst benefitting from excellent parking, useful Garage / Outbuilding and pretty, low maintenance gardens. Characterful accommodation, much improved, benefits from double glazing and oil fired heating to include: Reception Hall, modern Kitchen, wonderful Living Room, separate Dining Room, Shower Room, First Floor Landing with 2 Double Bedrooms and 2 En-Suite Bathrooms, Second Floor Landing / Bedroom 4 leading to Bedroom 3 and further Bathroom. Internal inspection essential. EPC Rating - D



The property enjoys a lovely rural setting, accessed off a lane and surrounded by beautiful countryside yet approximately 2 miles away is the pretty town of Tenbury Wells which has a good range of shopping, recreation and educational facilities.

### Canopied Porch

with oak door underneath opening to

### Spacious Reception Hallway

with mosaic tiled floor, door to rear elevation and access into a

### 2 Room Cellar 27'5" x 15'8" (8.38m x 4.80m)

### Kitchen / Breakfast Room 16'3" x 12'7" (4.96m x 3.86m)

with window to frontage taking in this fine rural view. The room has a heavy ceiling beam and has been re-fitted with a range of modern matching units having grey fronts, heat resistant work surfaces with attractive tiled splash backs, central island with breakfast bar, ceramic sink unit, range cooker which is included in the sale with extractor positioned above, planned space for fridge, freezer and dishwasher. Also housed in the kitchen is the oil-fired boiler which heats domestic hot water and radiators. Opening through to

### Dining Room 11'1" x 10'9" (3.40m x 3.30m)

with window to rear elevation, ample for room for a large table and separate door back into the hallway.

From the kitchen there is a large opening though into





### **Magnificent Living Room 27'10" x 13'7" (8.50m x 4.15m)**

being full of natural light with windows to both front and rear elevations, the front window enjoying this fantastic rural view. There are then 2 sets of double opening doors out onto the garden with matching side windows and feature raised wood burning stove sitting on a mosaic tiled hearth and exposed stone wall

### **Shower Room 5'2" x 5'2" (1.60m x 1.60m)**

with window to rear and a suite in white of wc, pedestal wash hand basin, corner shower cubicle with Triton shower fitted and tiled splash backs

Period staircase with exposed floorboards rises to

### **First Floor Landing**

with exposed floorboards and window to rear elevation

### **Bedroom 1 16'5" x 12'9" (5.02m x 3.90m)**

with double doors to frontage out onto a balcony taking in this fantastic rural outlook across open farmland, exposed brick wall feature and timber feature, door into walk-in wardrobe with hanging rail and shelving

### **En-Suite 1 13'2" x 9'10" (4.03m x 3.01m)**

with window overlooking garden, attractively fitted with a heritage suite in white of wash hand basin, wc, free standing scroll edged bath and separate large shower cubicle with shower fitted

### **Bedroom 2 11'5" x 10'10" (3.48m x 3.32m)**

with window to rear elevation, fitted cupboard with hanging rail and further shelved cupboard

### **En-Suite 2 14'7" x 9'10" (4.45m x 3.00m)**

with window overlooking garden and a heritage suite in white of wc, pedestal wash hand basin, free standing scroll-edged bath and a shower cubicle with shower fitted

Staircase rises to

### **Landing / Bedroom 4 12'0" x 10'8" (3.68m x 3.27m)**

with window to rear elevation, exposed floorboards, timbered features and roof window, door through into

### **Bedroom 3 13'1" x 10'8" (4.00m x 3.26m)**

with exposed stone features, timbered features, exposed floorboards, roof window and double glazed window to frontage with this fantastic view.

### **En-Suite Bathroom 3 11'7" x 7'5" (3.54m x 2.27m)**

with exposed floorboards, double glazed roof window to frontage with this lovely view, free standing scroll edged bath with telephone style shower attachment and a wc with built-in wash hand basin.

### **Outside**

The property sits in a lovely rural setting accessed off a quiet lane onto a concreted driveway which provides parking for numerous vehicles with a gravelled overspill parking area. There is a stone edged border and also off the driveway is an outbuilding / garage having double doors at the frontage, concrete floor and useful shelving. Gated access opens into the property's enclosed and mainly walled garden. Directly nearest the house and off the 2 double doors from the living room there is a paved seating area, stone edged border and steps then lead up to the main section of the garden which has been laid to lawn with gravelled sections around the outside. There is a delightful Summer House together with garden shed, whilst to the rear of the house there is a further area with gravel finish and high board fencing aiding privacy this in turn then leads round to the rear door of the property.





### Services

Mains electricity, private water, private drainage, oil fired heating to radiators, telephone to BT regulations. The property has the benefit of a wood burning stove in the living room and bottled gas to the cooker. Windows are all double glazed and a mixture of timber and upvc

### Local Authority

Malvern Hills Council

### Council Tax

Band E

### Viewings

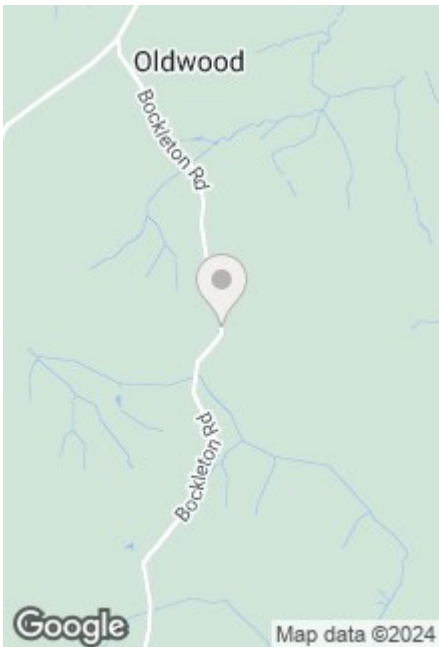
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquires please phone Andrew Cadwallader on 07974 015764

### Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



### Directions

Proceed from Tenbury Wells out onto the A4112 Leominster road passing the Fountain Inn on your right hand side. Shortly after this you come out onto Oldwood Common, take the first turning on your left hand side signposted Bockleton and after approximately 1 mile the property will be found on the left hand side as indicated by the agents for sale sign WR15 8PW





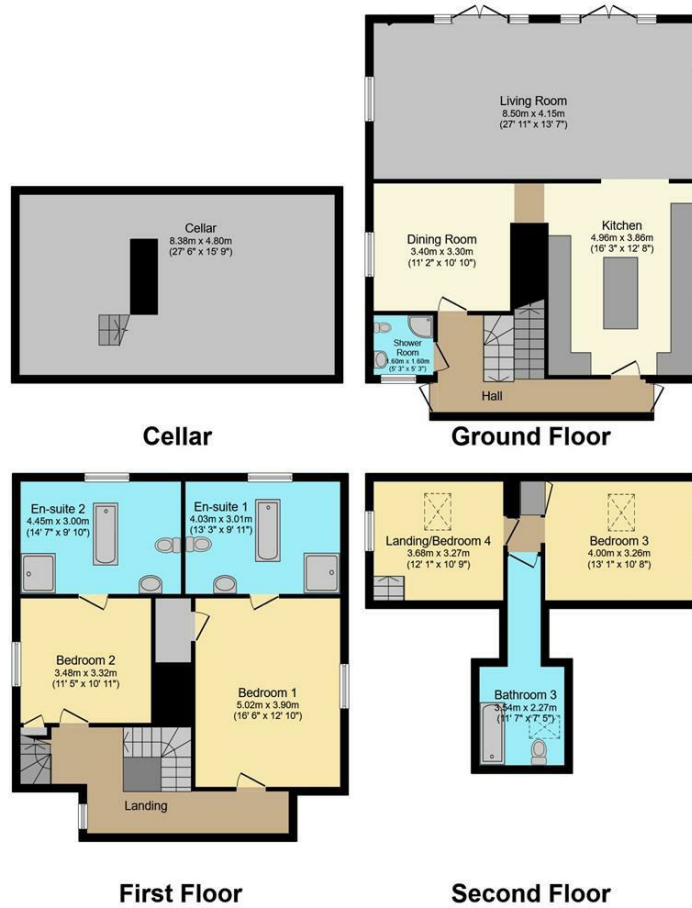








## Floor Plans



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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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