



SAMUEL WOOD

West Villa, Broadheath, Tenbury Wells, Worcestershire, WR15 8QW

Asking Price £600,000



West Villa,

Broadheath, Tenbury Wells, Worcestershire, WR15 8QW



- 4 Bedroom detached country cottage
- Well presented interiors
- Surrounded by beautiful rolling countryside
- Stable block, Workshop and off road parking
- Edge of village location
- Wonderful Farmhouse-style kitchen
- Fifth of an acre plot
- Internal inspection essential

Delightfully located on the edge of this attractive village and surrounded by beautiful rolling countryside is this spacious 4 bedroom detached cottage having a wealth of character. Enjoying a plot of a fifth of an acre that includes level gardens, off road parking, stable block and workshop. Accommodation very well presented, having numerous character features benefitting from oil-fired heating and double glazing to include Reception Porch, Reception Hall, Living Room, Sitting Room, large Farmhouse Kitchen, Study, Utility Room, Cloakroom, First Floor Landing with 4 double Bedrooms, modern House Bathroom, En-suite Shower Room and further Dressing Room. Internal inspection essential. EPC - D



Broadheath is a lovely rural village with facilities that include: Church, Village Hall, Public House, Community Shop and Junior School. A short drive is the popular town of Tenbury Wells which has an excellent range of facilities whilst sitting to the east is Worcester with its motorway links and extensive shopping, recreation and educational facilities.

The property is approached into an attractive Porch with timbered features, window to roadside and door to garden, tiled flooring and period door into

Entrance Hall

having two windows to front side and a useful storage cupboard under the stairs with hanging rail and tiled floor

Living Room 13'6" x 11'3" (4.12m x 3.45m)

having window overlooking garden, attractive oak flooring, feature brick chimney breast with tiled hearth and a wood burning stove fitted.

Magnificent Farmhouse Kitchen 18'7" x 18'5" (5.68m x 5.62m)

with room for a large table and chairs, attractive feature brick floor with underfloor heating. The kitchen is nicely fitted with a modern range of matching units with wood block work surfaces and tiled splash backs. There is a Belfast style deep glazed sink unit. Included in the sale is a range cooker with extractor positioned above and integrated dishwasher. This room is lovely and light with two windows and French doors to garden.

Sitting Room 11'8" x 11'3" (3.58m x 3.45m)

having wood floor, window and door out onto garden, feature fireplace with exposed brickwork, beam over and wood burning stove fitted.

Office 6'8" x 6'1" (2.04m x 1.87m)

having window overlooking garden and wood flooring.



Utility Room 8'5" x 8'0" (2.57m x 2.45m)

having stable door to verandah and window overlooking garden. Brick floor with underfloor heating, Belfast style deep glazed sink unit, wood block work surface, cupboards and planned space for an American style fridge freezer. Door into

Cloakroom

having quarry tiled floor, WC in white, heat resistant work surface with space and plumbing for washing machine.

First Floor Landing

having window to frontage, timbered features and access to roof space.

Bedroom 1 20'6" x 11'3" (6.25m x 3.45m)

sits at the rear of the house and has a lovely vaulted ceiling with exposed timbers and truss work. An exceptionally light room; there are three windows all overlooking the gardens and from here this lovely view across open farmland can be enjoyed. Door into large, shelved cupboard.

En-Suite Shower Room 7'11" x 4'0" (2.43m x 1.24m)

having window to side with this lovely view, tiled floor, modern suite in white of WC, wash handbasin with vanity cupboard and large shower cubicle with multi-head shower fitted and tiled splash backs.

Bedroom 2 12'9" x 8'9" (3.90m x 2.67m)

having window to garden, exposed floorboards, pretty cast iron fireplace and access to roof space.

Bedroom 3 12'8" x 8'7" (3.87m x 2.63m)

having window to garden with this open aspect and exposed floorboards.

Bedroom 4 8'11" x 8'7" (2.74m x 2.62m)

having window to gardens with this lovely view and exposed floorboards.

Dressing Room 7'4" x 5'6" (2.24m x 1.68m)

having window to road side, exposed floorboards and excellent fitted wardrobes with hanging rails.

House Bathroom 9'1" x 8'10" (2.77m x 2.70m)

having window to garden, attractive mosaic tiled flooring, panelling to dado height and a heritage style suite to include wash handbasin, WC and freestanding scroll edged bath with central taps and shower over.

Outside:

The property sits in a lovely position well away from main roads and is accessed onto a gravelled driveway which provides parking. Here gated access opens into the garden with a crazy-paved pathway leading to the house passing on either side lawned gardens with well-established borders and mature hedging to boundaries aiding privacy. At the rear side of the house there is a large verandah with raised beds and the lawned garden continues down the side to where a detached stable block with a workshop can be found. This could provide 2 loose boxes although the main part is all open having light and power and solar panels on the roof which provide reduced energy costs. There is then a good sized workshop / store adjoining this again with light and power fitted and personal door to frontage. At this part there is then a further gated access onto the lane whilst the remainder of the garden with the property is flat and level and laid to lawn having high board fencing and mature hedging aiding privacy. There is also a smaller second paved seating area off the double doors out of the kitchen and the externally housed oil-fired boiler is also in this area.





Services:

Mains electricity, mains water, private drainage, oil-fired heating to radiators and some underfloor heating in kitchen and utility room. The property also has the benefit of 2 wood-burning stoves in both reception rooms. Windows are upvc double glazed and the property has the benefit of solar panels on the roof of the stable which provide reduced energy costs and a small income. Approximate Broadband speed – 59 Mbps, flood risk – Very low.

Local Authority:

Malvern Hills – Tax band – E

Tenure:

The property is freehold

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 or visit our web site at www.samuelwood.co.uk

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

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Directions

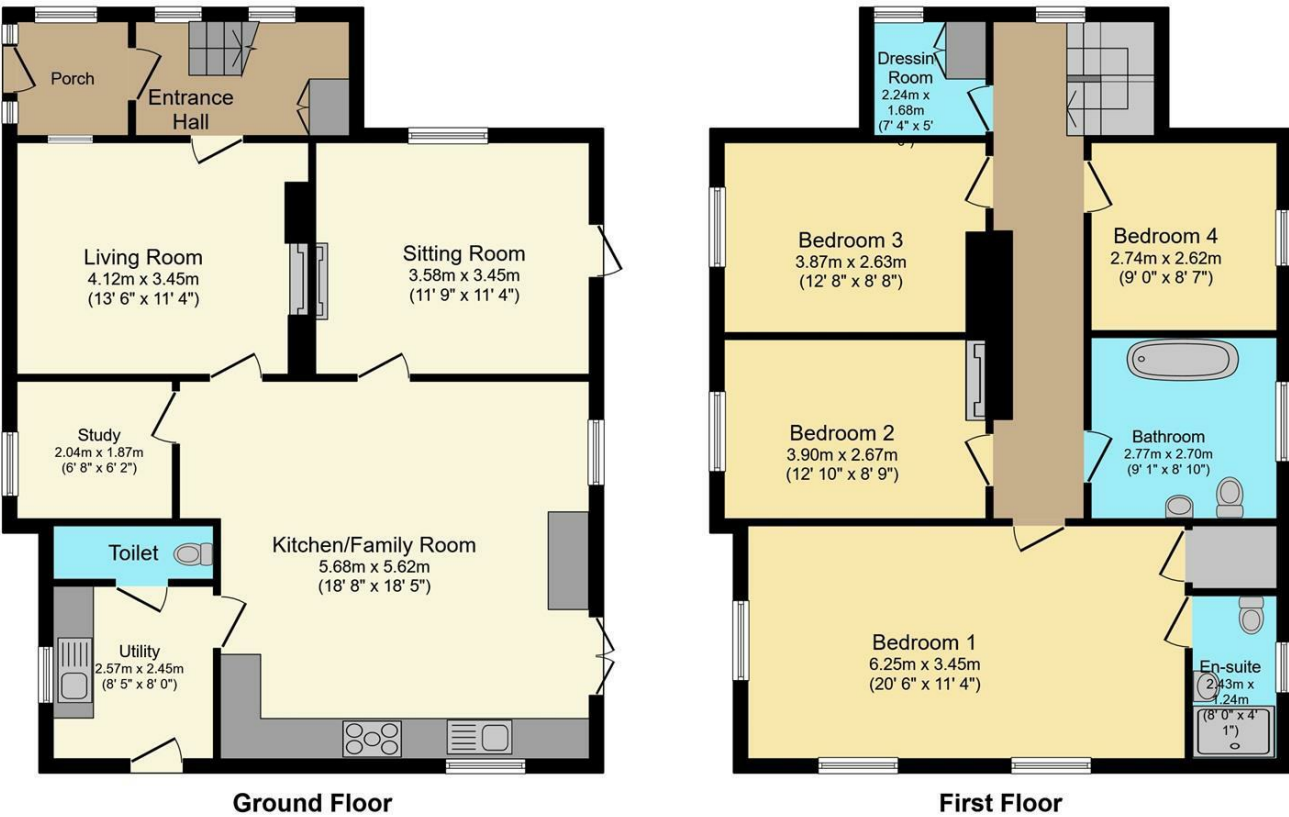
From Tenbury proceed on the B4204 towards Worcester. As you come into Broadheath go past the Hanley House public house, continue for approximately 400 yards taking the next turning on the right hand side, follow this lane for around 800 yards and the property will be found on the left hand side.







Floor Plans



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