



SAMUEL WOOD

Priory Cottage Bank Street, Stoke Bliss, Tenbury Wells, Worcestershire, WR15 8RY

Offers Based On £550,000







# Priory Cottage Bank Street

Stoke Bliss, Tenbury Wells, Worcestershire, WR15 8RY



- 4 bedroom detached character cottage
- Popular edge of village location
- Accommodation full of charm and character
- Viewing recommended
- Sitting in grounds of 0.88 of an acre
- Midway between the popular towns of Tenbury and Bromyard
- Extensive driveway parking

This 4 bedroom period detached cottage which sits in 0.88 of an acre of gardens and grounds is rurally located in a popular edge of village location midway between Tenbury Wells and Bromyard. Accommodation full of charm and character benefitting from mainly double glazing and oil fired was extended by the current owners in late 1990's using where possible reclaimed materials and includes Reception Porch, Living Room with beams and inglenook, Kitchen, Dining Room, Utility Room, Cloakroom, First Floor Landing with 4 Bedrooms and House Bathroom. EPC Rating – D. Viewing highly recommended



Stoke Bliss is a popular village with Church, Village Hall and active local community. The pretty market town of Tenbury Wells is just over 6 miles in distance and Bromyard just over 7 miles both offering a good range of facilities.

The property is approached into a

## Porch

with windows to frontage and glazed door to

## Living Room 22'5" x 12'0" (6.85m x 3.66m)

full of character with ceiling beam, ceiling timbers, large inglenook fireplace with stone features, former bread oven, heavy beam over and a Villager wood burning stove fitted. There are 2 windows to front elevation

## Kitchen 15'3" x 11'0" (4.65m x 3.37m)

with heavily beamed and timbered ceiling and exposed brickwork. The kitchen is nicely fitted with a matching range of units with French oak having heat resistant work surfaces and tiled splash backs, stainless steel sink unit, electric hob with double electric oven below, integrated fridge and freezer. Double opening doors through to the

## Dining Room 12'5" x 11'1" (3.80m x 3.38m)

a lovely light room with French doors and 2 sets of windows overlooking the garden, timbered ceiling and exposed brickwork



### Utility Room 7'5" x 5'6" (2.27m x 1.70m)

with door and window to rear elevation, quarry tiled floor and Worcester Greenstar oil fired boiler is housed here and heats domestic hot water and radiators together with space and plumbing for a washing machine. Double doors to useful Pantry Cupboard with shelves

### Cloakroom

with window to rear, quarry tiled floor and a suite in white of wc and wash hand basin

### First Floor Landing

with 2 Velux roof windows, access to roof space, exposed stonework, exposed brick work, half door into eaves storage, large linen cupboard with shelving and radiator

### Bedroom 1 12'9" x 11'1" (3.90m x 3.38m)

with window to frontage and a lovely view over the property's extensive garden, exposed brickwork, double doors into wardrobe cupboard with hanging rail and shelf

### Bedroom 2 11'6" x 11'6" (3.52m x 3.52m)

with window to frontage, Velux roof window to rear

### Bedroom 3 12'4" x 8'4" (3.78m x 2.56m)

with window to side, exposed ceiling beam and door into shelved cupboard

### Bedroom 4 7'9" x 6'10" (2.38m x 2.10m)

with window to side, exposed ceiling timber and access to roof space

### Bathroom 10'10" x 5'5" (3.31m x 1.66m)

with window to frontage and a suite in white of wc, pedestal wash hand basin, panelled bath with shower screen, shower over, tiled splash backs and exposed timbers

### Outside:

The property is approached via a 6 bar gate over a gravelled driveway which provides extensive parking and in turn leads up the side of the property to where a useful shed can be found and currently used as a Gym. Also off the driveway a pathway leads to front door and there is a pretty garden with circular lawned feature and paved seating. The gardens extend to 0.88 of an acre and in the main are level lawned gardens. However there is a banked section with trees and plants, a selection of garden sheds and views from the gardens can be enjoyed over open farmland, with the gardens running down to Kyre brook. There is also a small orchard area with trees to include cooking apples, eating apples, damsons and plums together with a wildlife pond







### Services:

Mains electricity, mains water, private drainage, oil fired heating to radiators. Windows are double glazed with the exception of the French doors in the dining room. Flood risk – very low. Broadband speeds – 20 – 80 Mbps

### Local Authority:

Malvern Hills, tax band – D

### Agents Notes:

The current vendor has owned the property for in excess of 25 years, however in 2007 the property suffered from a flash flood with approximately 1½ inches of water coming into the ground floor. Since then there have been no issues or problems.

### 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

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### Directions

Proceed from Tenbury Wells out onto the B4214 Bromyard road, after around 5 miles you will see a turning on your left hand side signposted Stoke Bliss Church, take this turn and the cottage's drive is after 50 yards on the right hand side.









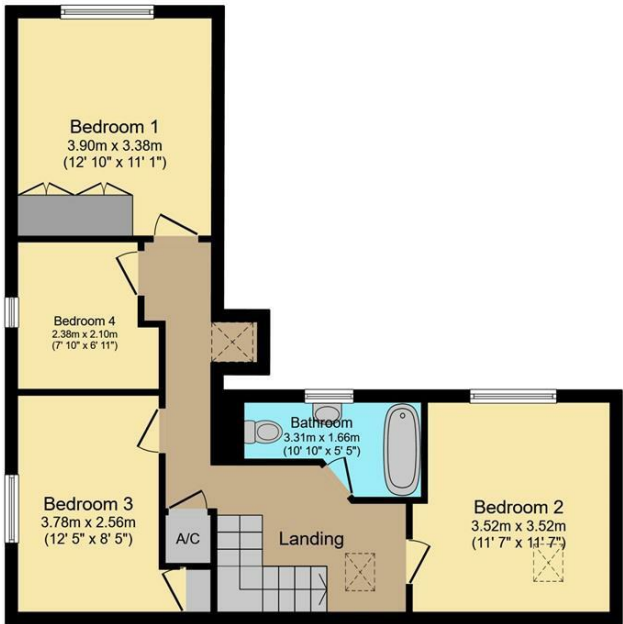




Floor Plans



Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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