



## SITUATION

Burford & Tenbury Wells 2.5 miles, Ludlow 11.5 miles, Bromyard & Leominster 13 miles, Kidderminster 17.5 miles Worcester 23 miles. Hereford 25 miles, Shrewsbury 40 miles.

**Road Links:** M5 25 miles.

**Trains:** Hereford, Leominster, Ludlow & Worcester.

**International Airports:** Birmingham 50.5 miles

**White Gables** is situated in rural location along a quiet lane being well placed for both Leominster and Ludlow, communications to main roads are within short drive which provides good access to the motorway network.

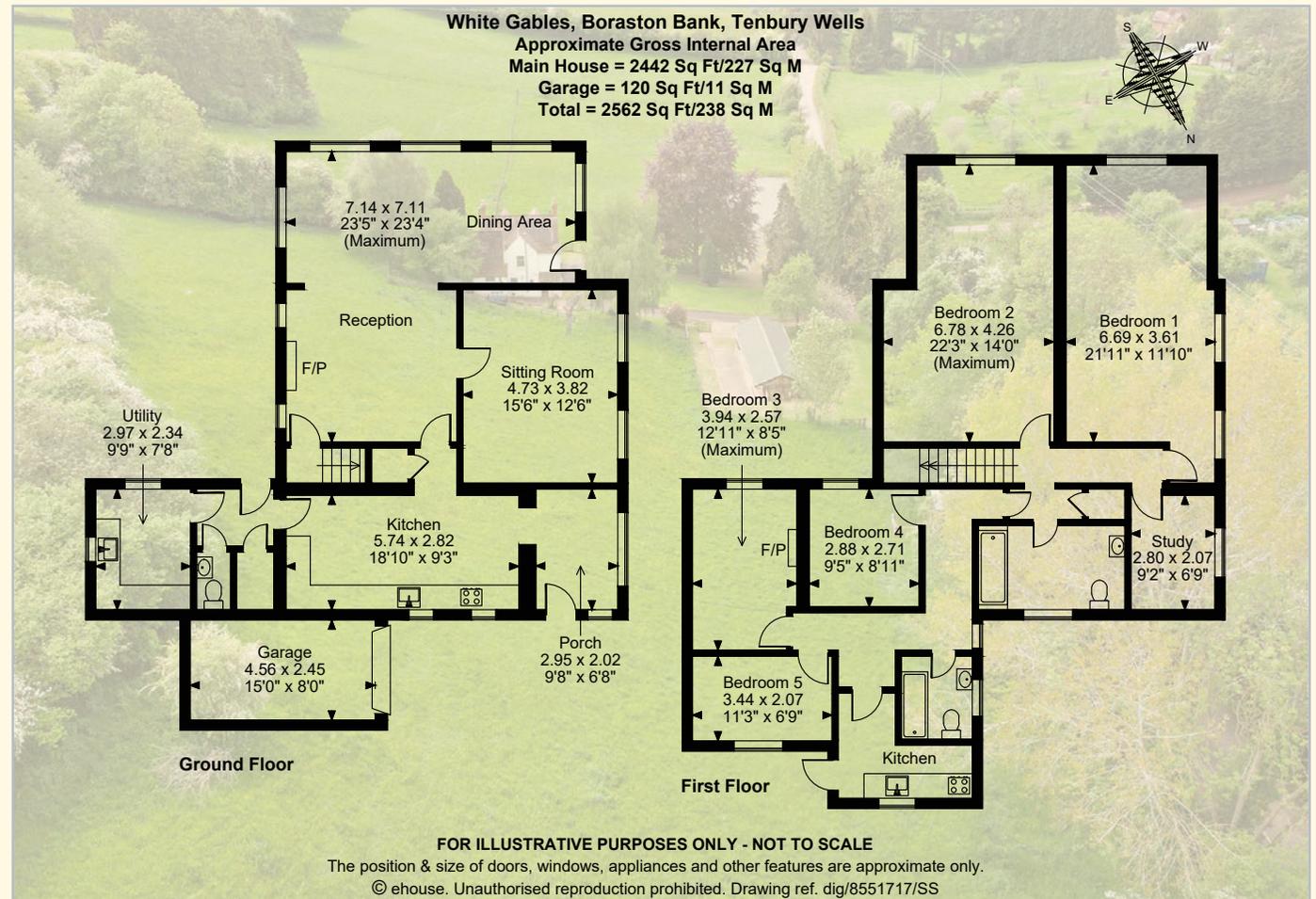
**Education:** There is an excellent range of both public and private schools in the area with Primary School Education at Burford & Tenbury Wells, secondary school education at Tenbury Wells. There is significant range of independent schools including: Bedstone College, Hereford Cathedral School, Lucton School, Malvern St James, Moor Park at Ludlow, and The Elms. For Independents see [www.isc.co.uk](http://www.isc.co.uk) and for state school information see [www.herefordshiregov.uk/education-and-learning/find-a-school](http://www.herefordshiregov.uk/education-and-learning/find-a-school)

- Three Bedroom House with Annexe (2 further bedroom)
- Stables & Hay Store
- 20m x 40m Arena with Floodlights.
- Good out-riding onto direct bridle paths.
- Magnificent rural views.

Gardens & Pastureland to about 7.4 acres

**Local, Sporting & Recreational:** The town of Tenbury Wells offers garage, public houses, restaurants, cinema, village hall, schools, supermarkets, leisure centre and church with the market towns of Leominster & Ludlow, offering good range of independent shops, churches, public houses, restaurants, leisure centres, dentists, and doctors. Further amenities including theatres, restaurants and shopping are available at Hereford, Kidderminster, or Worcester.

The surrounding area provides a wealth of sporting and recreational opportunities, with the Cleve Hills, Queenswoods, Brockhampton Estate, and the Malvern Hills all accessible. Excellent walking and cycling opportunities abound from the property with good out-riding. Horse Racing is at Hereford, Ludlow, Worcester, and Cheltenham. Local Hunts include The Hereford/Clifton and Ludlow Hunts. Golf can be enjoyed at Hereford, Leominster, or Ludlow. Local equestrian centres within easy driving distance include Kings Equestrian, Hartpury, Stourport Riding Centre, Three Counties Show Ground and Upper Sapey.



## WHITE GABLES

White Gables is a delightful stone-built house offering three-bedroom accommodation with views across open countryside. The property still retains many character features including working open fireplaces. The main entrance leads into lounge/dining room with stairs to first floor, with doors leading off to the principal rooms and kitchen/breakfast/utility. The kitchen/breakfast room with oiled fired Rayburn and range of fitted kitchen units. Large "L Shaped Lounge/dining room with feature beams and fireplace with views across the Teme Valley and stairs to the first floor. The first floor with Master bedroom and two further bedrooms with family bathroom. Off the landing is door through to the secondary accommodation with kitchenette, two good size bedrooms with living room/bedroom and bathroom. The annexe benefits from its own external access.



## OUTSIDE

The property is approached via gated entrance which sweeps around to exit through further gated exit. There is parking for several cars and horse box. The main house is set back with patio area to the front and side with adjoining garage, with gardens consisting of mature trees & shrubs sweeping around. The timber stable block consisting of range of 5 stables and feed room are situated across from the house. Across from the stables is the hay stor/barn with the 20m x 40m Charles Britton floodlit arena situated beyond. The land is divided into 3 gently sloping paddocks.



## AGENT'S NOTES

Fox Grant and their clients give notice that:

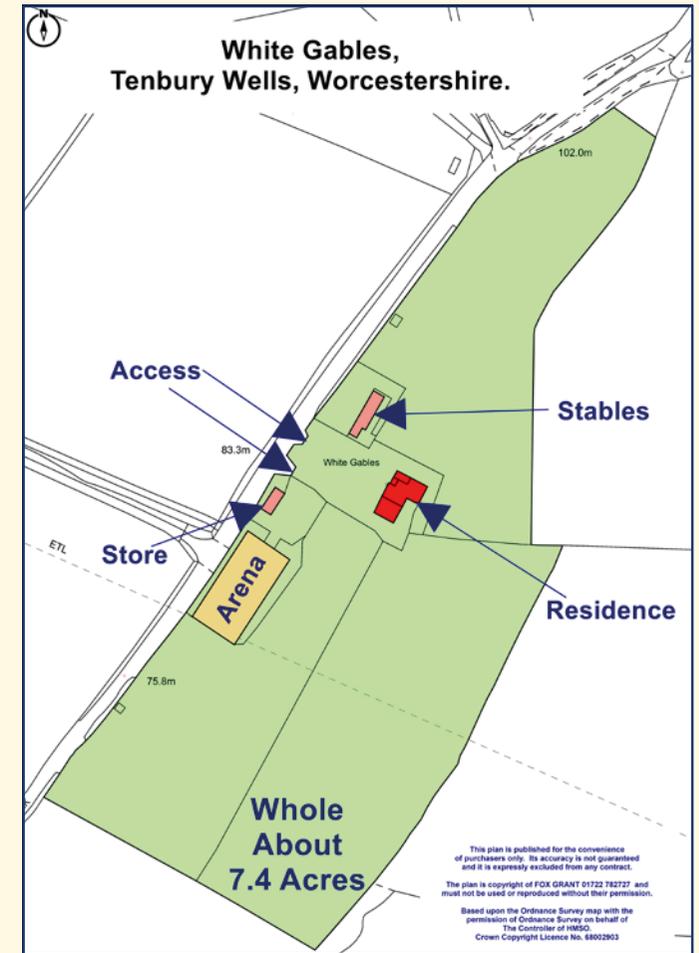
1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Local Authority** Shropshire Council 0345 678 9000

**Council Tax** House Band F

**Services** Mains electricity & water, private drainage & oil-fired central heating, Broadband full fibre, superfast 900mb

**Fixtures & Fittings** Unless mentioned specifically by separate negotiation



## VIEWINGS

Strictly by appointment 01432 367802 or email  
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Liz Langford



Rose Grant

# Fox Grant

**WHITE GABLES,  
WR15 8LH**

## DIRECTIONS

Postcode: **WR15 8LQ**

From Leominster proceed North on the A449 for Ludlow, at the Salwey Arms at Brimfield turn right for Tenbury Wells. Proceed along this road until Tenbury Wells and take the first left turn for Boraston. Proceed along this road until the T Junction, turn left and proceed for about half mile and White Gables will be located on the right hand side.

COUNTRY  
& VILLAGE

FARMS, LAND &  
SMALLHOLDINGS

TRUSTPILOT  
★★★★★

EQUESTRIAN  
SPECIALISTS

TOURISM  
& LEISURE