



**1 Woodston Oast House**  
Tenbury Wells, WR15 8JG

**Offers In The Region Of £350,000**



## The Property

Set in a truly stunning location in the heart of Worcestershire, is this beautifully converted hop barn. Sympathetically divided into ten properties, this corner property has stunning views across open countryside and the interior is finished to an extremely high standard.

During the summer months with the windows flung open, enjoy the gentle summer breezes and the breathtaking views from every room. Spread over three storeys with a kitchen/diner on the ground floor, there are also three bedrooms, downstairs cloakroom, family bathroom, ensuite shower room and a spacious living room with dual aspect windows over the rolling countryside.

There is also a private garden to the front, parking spaces and a garage. LPG central heating, mains water and electricity, Klargestar sewage treatment plant. The Woodston Oast House fees are £840 per annum which covers all the upkeep of communal areas, hedges and edges, insurances both public and Directors liability (all residents are directors), the sewage treatment plant operation costs of electricity, empty and clean services. This is all managed by an independent management company at a cost of £180 per household per annum. EPC E and Council Tax E.

### Entrance Hallway

7' 0" x 6' 0" (2.13m x 1.83m)

having tiled flooring, inset ceiling lights and cupboard housing the electric meter, also a control panel for the home security system

### Reception Hallway

14' 3" x 10' 10" (4.35m x 3.29m)

double opening doors into the reception hallway having tiled flooring, radiator and useful storage cupboard under the stairs

### Kitchen Diner

16' 6" x 16' 3" (5.03m x 4.95m)

an extensive range of cream wall and base units, integrated dishwasher, undercounter fridge and freezer, AEG double oven and an LPG five burner hob with stainless steel extractor over, TV point, telephone point, radiator and a door opens to the pretty garden with spectacular views

### Utility Room

6' 10" x 5' 3" (2.09m x 1.6m)

space and plumbing for washing machine, power points and space for a tumble dryer, sink unit with single bowl sink, extractor and radiator

### Downstairs Cloakroom

white suite of wc and pedestal basin

### First Floor landing

having fitted carpet, inset ceiling lights and radiator

### Living Room

20' 4" x 17' 8" (6.19m x 5.39m)

the views from this lovely, light spacious room gaze across open countryside, having a fitted carpet, wall lights, TV point and radiator

### Bedroom Two

10' 9" x 7' 2" (3.27m x 2.19m)

double bedroom with lovely gentle views, fitted carpet, TV point and radiator

### Second Floor Landing

having a galleried landing and exposed beams, a velux window allows natural light in, fitted carpet and radiator. A high level door provides access to the Worcester Greenstar LPG central heating boiler

### Master Suite

17' 7" x 13' 1" (5.37m x 3.98m)

a beautiful room with exposed beams and dual aspect windows letting you enjoy the wonderful countryside views, having a fitted triple wardrobe, wall lights, TV point, radiator and telephone point



### Shower Ensuite

7' 11" x 6' 3" (2.42m x 1.91m)

separate shower enclosure with a thermostatic shower, wc, pedestal basin, shaver point, extractor, chrome towel radiator, the velux window allows natural light in and the exposed beams are a lovely feature

### Bedroom Three/Study

10' 3" x 7' 6" (3.13m x 2.28m)

having a fitted carpet, wall lights, built in wardrobe with sliding doors, TV point, radiator and fitted wall shelving

### Family Bathroom

7' 5" x 5' 4" (2.25m x 1.63m)

white suite comprising of wc, pedestal basin, bath with a thermostatic shower and glass shower screen, chrome towel radiator, extractor, the far reaching pretty views and exposed beams are a lovely feature in this room

### Garage

19' 11" x 10' 2" (6.06m x 3.10m)

there is a row of detached garages each belonging to one of the properties, having an up an over door, electric points, light, overhead storage area and outside wall sensor light. Nearby is an outside tap and dedicated communal car wash area

### Private Garden

laid to lawn with pretty borders, patio area and having beautiful countryside views, there is a double electric socket outside and outside tap

### Tenure

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

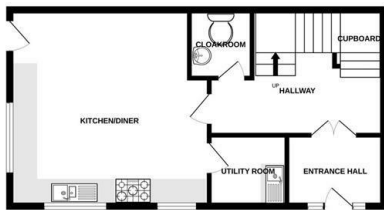
### Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





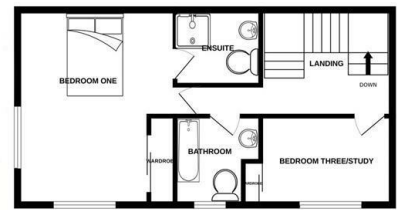
GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



SECOND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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