



Nineveh House, Tenbury Wells, WR15 8RN
Offers Over £695,000

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Nineveh House, Tenbury Wells

Cobb Amos are delighted to introduce this stunning Grade II listed Georgian Manor house set within approx. 1 acre of grounds located close to the market town of Tenbury Wells, Worcestershire. The property has 3 double bedrooms to the first floor, and an incredible Master suite with bathroom and separate dressing room to the second floor. There are two large reception rooms, as well as an eat-in-kitchen. There is an outbuilding which could STPP convert into an annexe or Holiday let.

FEATURES

- Grade II Listed Georgian Manor House
- Two reception rooms
- Eat-in-Kitchen/dining room
- Fantastic Master Suite, with en-suite and dressing room
- Recently refurbished and enhanced buy the current owner
- Approx 1 acre of land
- Internal viewing highly recommended

Material Information

Offers Over £695,000

Tenure: Freehold

Local Authority: Worcestershire

Council Tax: F

EPC: (null)

For more material information visit www.cobbamos.com



Introduction

This amazing Grade II listed Georgian Manor house is set within approx. 1 acre of grounds and is located close to the market town of Tenbury Wells. This immaculate four bedroom two reception room family home has been renovated by the current owners to provide an amazing property. There is a barn in the grounds that would convert to an annexe or holiday let STPP.

Property Description

Park in the large driveway and walk to the front door to enter into the wonderful world of Nineveh House. The tall ceilings and wide hallway is a pleasant start to your journey. Either side of the hallway are two large reception rooms, the main drawing room is on the left and has a window to front aspect with a feature fireplace with inset wood burner and marble hearth. The very high ceiling boasts an oak beam. The drawing room on the right is of a similar size and would make an ideal family room, as like the drawing room, this is to front aspect, with a further window over-looking the garden and driveway and Inset wood burner. Continue down the main hallway to a large kitchen/dining room with herringbone flooring, with a wealth of bespoke floor and wall units and integrated fridge/freezer and dishwasher. There is a stunning blue two oven Aga, making this a very homely kitchen. The sink is a double Shaws of Darwin Belfast sink with a window over-looking the rear garden and one that has enough space for a large table and chairs. There are two sets of casement doors opening onto the garden. Wall light points cast downward light and shadows onto the work surfaces, whilst for more light the inset lighting takes the dark skies away. From the kitchen there is a further door to the Boot room which has the same bespoke cabinets and a further deep Belfast sink and is the way one would bring in the wet dogs and dirty children. The same herringbone flooring continues through this utility room. There is an old fashioned cast iron radiator which is in keeping with the era of the property and at the end of the utility is the down stairs guest cloak room which houses the tumble dryer & washing machine. There is a large walk-in-pantry/storage located in an inner lobby from the kitchen, large enough to take all the kitchen equipment you felt you could not live without and yet have used just the once. Take the stairs to the first floor and here you will find three bedrooms all double in size. The second bedroom is a large and airy double bedroom, with stripped wooden flooring, beamed ceiling, and like the rest of the house has an old fashioned cast iron radiator in keeping. This bedroom has the benefit of an en-suite shower room, is currently a young girls dream bedroom. Bedroom three and four are also doubles and enjoy views from their windows of open countryside. The family bathroom is also located on the first floor and has a double ended Witt and Berg bath with separate shower and heritage style wash hand basin. The icing on the cake.....Take stairs the second floor and here you will find the most magnificent Master suite, the bedroom has wood paneling

and beamed vaulted ceiling, the door opens onto the wonderful bathroom with a brushed metal Witt and Berg double ended bath with floor mounted side taps. Bespoke dressing table with counter mounted basin and high window providing natural light and further arched window over-looking the front garden. The stripped flooring adds a touch of class. From the bathroom you enter the dressing area with beamed ceiling and walls. A truly beautiful home which has been lovingly restored and offers modern living and life style yet in keeping with the era.

Outbuildings

The brick and wooden barn can be turned into a wonderful holiday let or annexe STPP, or a man cave for all his tools and hobbies.

Gardens

The garden has been manicured and offers large areas of lawn with a small bespoke house for your chickens and a wonderful tree house for children and or visiting Grandchildren. With graveled patio area outside the kitchen for those barmy nights and family barbeques. A secluded area for the hot tub and space for a large trampoline hidden from sight of the grown-ups – pure bliss.

Services

Mains electricity and water . Oil fired central heating , private drainage - cess pit.

Tenure Freehold

Worcestershire County Council

Council tax band F = £3007. per annum

Location

Sutton is within the ward of Tenbury Wells is a small ancient market town situated in the very north west of Worcestershire on the A456 road. The River Teme, which runs along the edge of the town, separates Worcestershire and Shropshire and the Herefordshire border is less than a mile away. The famous 16th century, Tenbury Bridge, with its bend in the middle, crosses the Teme at one end of the main street and is considered to be the gateway to the town. Tenbury lies in an area known for growing hops and cider apples and also the rearing of cattle and sheep, for which the annual Agricultural and Countryside Show in August each year is a wonderful advertisement. Queen Victoria, who visited the area at the end of the 19th century, referred to Tenbury as, “my little town in the orchard” The affection could not have been more appropriate and the description lives on to this day.

What3Words -

Directions

From Ludlow take the A 49 towards Leominster, at the Salway





Arms turn left onto the A456, follow the road for approximately one mile and then turn right onto the A4112 follow this road for approximately 1 mile and then turn left onto the B4214, follow this road for 3 miles and the property will be found on the left hand side just after the Sutton sign.

What three words scanty.kennels.colder

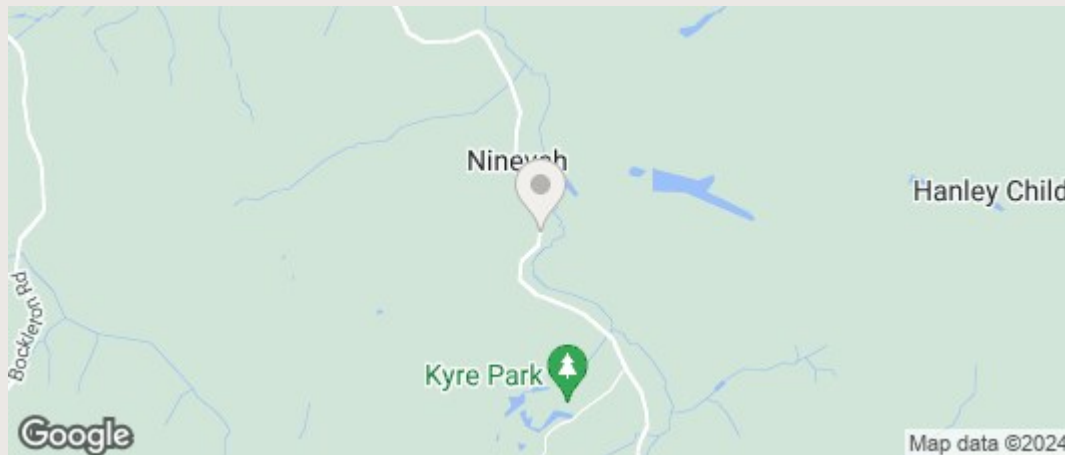
Agents Note

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DIRECTIONS

From Ludlow take the A 49 towards Leominster, at the Salway Arms turn left onto the A456, follow the road for approximately one mile and then turn right onto the A4112 follow this road for approximately 1 mile and then turn left onto the B4214, follow this road for 3 miles and the property will be found on the left hand side just





Nineveh House, Sutton Tenbury Wells, Shropshire, WR15 8



Approx. Gross Internal Floor Area
Main House = 2157 sq. ft / 200.53 sq. m
Outbuilding = 779 sq. ft / 72.40 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

COBB AMOS

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