



Old School House, Tenbury Wells, WR15 8RS
Offers Over £300,000

Old School House Tenbury Wells

In need of total restoration, this pretty stone built former headmasters house, is located in a rural position, large garden and outbuildings. Three bedrooms two reception rooms, a blank canvas for the next owner.

- Stone built semi detached
- In need of total restoration
- Large garden
- Off street Parking
- Outbuildings

Material Information

Offers Over £300,000

Tenure: Freehold

Local Authority: Worcestershire

Council Tax: C

EPC: (null)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F		
1-20	G	13 G	

Please note that the dimensions stated are taken from internal wall to internal wall.



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.

Introduction

This wonderful Old School House, is in need of total renovation, and possible extension. Situated in a wonderful location, with outbuildings, and secluded garden. The property has far reaching views over the open countryside.

Property Description

Turn into the drive, which is currently a dirt track wide enough to take at least 4-6 cars. The outbuildings are located on the left of the property. Like all good country houses, you enter the property through the kitchen door, with the original quarry tiled floor, and original door with the beautiful large key and lock, one that you would need to restore. The kitchen as you will see from the photos is, like the rest of the property a blank canvas. There is a rayburn in the property, so therefore the original pipework can more than likely take a modern day Aga. From the kitchen is the dining room, with views over the front aspect of the property, from the dining room take the door, to the main hall and front door. The lounge will be found opposite, and like the rest of the property offers views over the front and side garden. At the end of the hall is a large pantry/cupboard. You will also find the stairs rising to the first floor, where you will find three bedrooms and a bathroom, all of which are in need of total renovation. From the first floor there are far reaching views from every window, giving a feeling of space and seclusion

Garden

The garden surrounds the property and is a blank canvas, for the avid gardeners amongst us, with hedges offering privacy, from the adjoining property.

Outbuildings

There are a number of connected outbuildings to the property, one of which would convert into an ideal studio/home office, with an adjoining workshop for the carpenters and hobbyist amongst us. There is an open bay outbuilding which would make an ideal garage. There is parking at the property for 3-4 cars.

services

Mains water and electric. Calor gas to cooker hob and Gas fire. Previously an LPG tank. Septic tank.

BT Broadband

Council tax band C

Location

Stoke Bliss is a small village and civil parish (with a shared parish council with neighbouring Kyre and Bockleton) in the Malvern Hills district of the county of Worcestershire, England. Stoke Bliss is within a short drive of the town of Tenbury

Tenbury Wells is a small ancient market town situated in the very northwest 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. The area is still primarily unspoilt farming country and perfect for walking, cycling or driving in this delightful and still largely undiscovered area of the West Midlands. There are beautiful places to stay and eating, especially locally sourced food, and drinking, particularly our local beers and ciders, make a break in the area a pleasure indeed.

Tenbury had the 'Wells' added to its name in the mid 19th century to help promote the mineral water wells that had been found in the town from 1840 onwards. The mineral waters brought about the building in 1862 of the now restored Tenbury Spa, or Pump Rooms as it is generally known.

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Directions

From Ludlow head South down the A49 until you reach Wooferton, take left hand junction onto A456, towards Tenbury, as you get into Tenbury, turn right over the river Teme onto Teme Street follow through to Market Street and Cross Street, turn left onto Bromyard Road, follow this road for 4.4 miles and the property will be located on the right hand side just past Stoke Bliss and Kyre village hall.

