



2, Spur Tree Lane, Tenbury Wells, WR15 8LG  
Price £250,000

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# 2 Spur Tree Lane Tenbury Wells

Welcome to 2 Lower Spur Tree Lane, a beautifully presented cottage situated near the charming market town of Tenbury Wells. This delightful property offers a perfect blend of modern living and traditional charm, featuring ample living space, and a natural garden.

- A True Hidden Gem
- Near Town Centre and Amenities
- Fitted Kitchen
- Lounge / Dining Room
- Two Bedrooms
- Family Bathroom
- Off-Street Parking
- Meadow Garden Front and Rear Leading Down to a Brook

## Material Information

**Price** £250,000

**Tenure:** Freehold

**Local Authority:** Shropshire Council

**Council Tax:** B

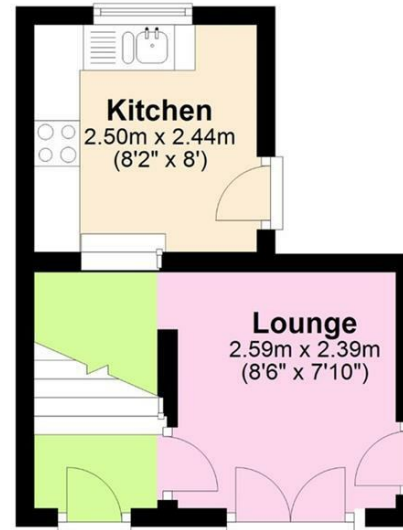
**EPC:** E (52)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

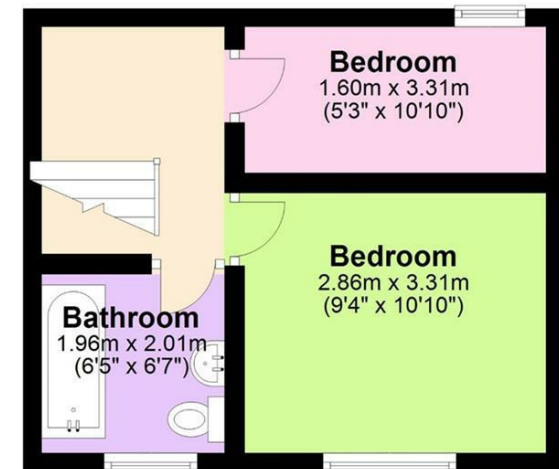
Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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

## Ground Floor



## First Floor



Total area: approx. **60 sq. meters (645 sq. feet)**

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

## 2 Spur Tree Lane, Tenbury

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 hidden gem of a country cottage is found on the outskirts of the market town of Tenbury Wells, and is located along a country lane within a small hamlet of cottages.

## Property Description

Walk down the steps to a hidden country cottage sitting in a wonderful meadow garden to both front and rear. Open the door and step into the kitchen which has a country cottage feel, this is the start of a wonderful journey. Fitted with both wall and base units, work tops, integrated double oven and gas hob with an extractor, space for a fridge freezer, built in shelving, radiator, a window and two Velux windows, allowing natural light to flood the kitchen.

From the kitchen you enter a hallway with under stairs cupboard and door to a well-proportioned lounge, having solid wood flooring, a log burning stove with surround, built in shelving and cupboard, radiator and space for a dining table. The double French doors open on to the wonderful meadow garden with an abundance of colour, and allow one to sit at a dining table and just marvel at the countryside with birds feeding off a feeder. There is access to cellar via a hatch. There is a door on the right which leads you to the stairs, a further door to the garden was at one time the original door to the property.

Take the stairs to the landing which has an airing cupboard with shelving, this floor has two bedrooms along with a family bathroom. The Master bedroom has an original cast iron fireplace and a window to rear aspect allowing you the beauty of overlooking the garden. The second bedroom is a smaller double bedroom with window to front aspect, and provides loft access. The bathroom is decorated in keeping with the cottage, with a suite in white comprising a panel bath with mixer taps providing over head shower, Low flush W.C. and vanity unit with stone sink and storage cupboard under.

## Gardens

The gardens have established flower beds with an array of plants with some being quite rare and productive fruit trees. The rear gardens have been thoughtfully planted with a variety of flowering shrubs, perennials, specimen trees as well as many other unusual plants, providing a haven for bees and wild life. A path meanders through gardens towards a useful garden shed and onwards to a small brook running along the rear of the garden where stands a mature Yew creating year-round interest.

## Parking

The cottage owns the driveway, which provides parking for two vehicles.

## Services

We understand the property has oil central heating, shared private drainage, mains water and mains electricity.

## 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 £12 +VAT (£14.40 inc. VAT) per purchaser in order for us to carry out our due diligence.

## Broadband speed

Basic - 15 Mbps  
Superfast - 43 Mbps  
Ultrafast - 1000 Mbps

## DIRECTIONS

From Ludlow, leave the A49 at Woofferton, continue on the A456 for approximately 5 miles to Burford. Take a left turn onto Boraston Lane, follow the road for approximately 400m, you will see a signpost for Spur Tree Lane on your right.

