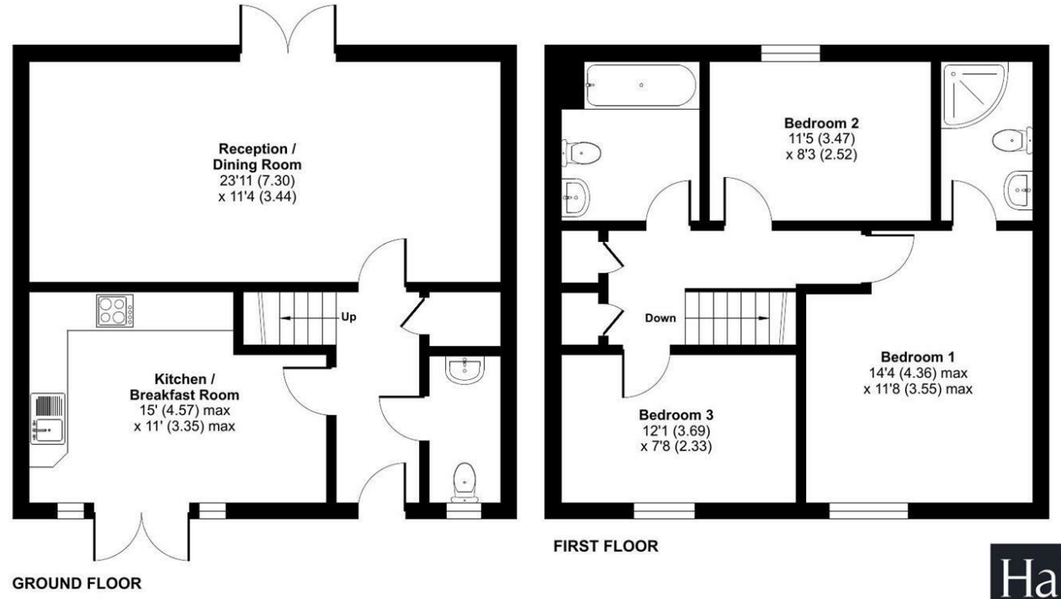
FOR SALE

Yeomans Barn, Newnham Court, Newnham Bridge, Tenbury Wells, WR15 8JF

Approximate Area = 1096 sq ft / 101.8 sq m

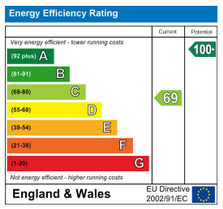
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1525432

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
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FOR SALE

Offers In Excess Of £375,000

Yeomans Barn, Newnham Court, Newnham Bridge, Tenbury Wells, WR15 8JF

A beautiful Grade II Listed, three-bedroom barn conversion combining an abundance of character with beautifully proportioned accommodation and gorgeous countryside views.







1 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s











- **Charming Grade II Listed Barn Conversion**
- **Three Well-Proportioned Bedrooms**
- **Impressive Reception/Dining Room**
- **Wealth of Period Character Features**
- **Attractive Country Setting with Far-Reaching Picturesque Views**
- **Ideal for Growing Families**

Halls are delighted with instructions to offer Newnham Court for sale by Private Treaty.

A magnificent three-bedroom, Grade II Listed barn conversion, enjoying an attractive position amidst the rolling Worcestershire countryside with gorgeous character features running throughout the home.

SITUATION

The property offers an appealing balance between rural living and accessibility, with the surrounding countryside providing a picturesque backdrop and a wonderful sense of space. The nearby village of Newnham Bridge lies within the beautiful Teme Valley, an area characterised by traditional farmland, wooded hillsides, historic villages and meandering country lanes.

The market town of Tenbury Wells is within convenient reach and provides a useful range of everyday amenities, while the wider road network gives access to the surrounding towns and regional centres, such as Ludlow, Hereford, Worcester and Kidderminster.

SCHOOLING

Primary education is available at Lindridge St Lawrence CE Primary School, approximately 1.8 miles away, together with Burford Church of England Primary School and Tenbury Primary School. Secondary education is available at Tenbury Ormiston Academy, with The Lacon Childe School at Cleobury Mortimer also within easy reach.

Independent schooling in the wider area includes St Michael Abbey School and Moor Park School, with further choices available around Ludlow and the surrounding region.

W3W

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THE PROPERTY

The property welcomes you through a charming stable door and into the entrance hall, providing access to the kitchen with fitted appliances and cupboards, supplying ample storage and countertop space.

The main reception room welcomes you into a spacious yet cosy area with a feature wooden beam running through, perfect for dining, entertaining and relaxing after a long day. Glass doors leading out onto the garden allow for direct access along with idyllic views for enjoying your morning coffee or evening meal.

A cloakroom completes the ground floor accommodation.

Stairways rise from the hallway to the first-floor landing which leads to the bedrooms. The principal bedroom is a double bedroom, while the other two bedrooms provide further well-proportioned space suitable for family, guests and home-working requirements, with characterful beams running throughout. Bedroom Two enjoys an attractive outlook across the surrounding countryside.

The principal bedroom benefits from an ensuite shower room, while the other two bedrooms are served by a family bathroom.

OUTSIDE

The property benefits from two car parking spaces, along with visitor parking for any guests. The front of the house is led to via a paved path and a gravelled area, surrounded by plants and shrubs.

To the rear, a terraced area adjoining the property provides ample seating for outdoor dining looking out over the picturesque Worcestershire Countryside, while the garden provides plenty of space for entertaining or your children to play.

SERVICES

We understand that the property benefits from mains water and electricity. Oil fired central heating and communal private drainage complete the services.

None of the services, appliances or electrical systems have been tested by Halls.

A management company charge £30 per month as a service charge to cover the communal costs and upkeep of the area.

TENURE

The property is offered for sale Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Malvern Hills District Council, The Council House, Avenue Rd, Malvern WR14 3AF

COUNCIL TAX

The property is being shown as being within council tax band D on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP