



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

CLODHALL

PORCHBROOK ROAD, PENSAX, ABBERLEY,
WORCESTERSHIRE, WR6 6AQ

OFFERS IN EXCESS OF
£350,000



**A DETACHED BUNGALOW FOR RENOVATION
SET IN 0.479 ACRE (TBV) OF ESTABLISHED GARDENS
AND ENJOYING GLORIOUS VIEWS ACROSS THE SURROUNDING COUNTRYSIDE.**

- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- SITTING ROOM AND GARDEN ROOM

- TWO DOUBLE BEDROOMS
- THIRD BEDROOM/STUDY
- BATHROOM WITH DISABILITY BATH

- UTILITY ROOM, LARDER AND STORE
- ATTRACTIVE LARGE GARDENS
- AMPLE DRIVEWAY PARKING

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



APPROXIMATE DISTANCES (MILES)

Clows Top – 1.5, Abberley – 2.5, Great Witley – 3.5, Cleobury Mortimer – 6.5, Bewdley – 6.5, Tenbury Wells – 10, Kidderminster – 10.5, Worcester – 15, M5 Junction 5 and 6 – 16, Ludlow – 17.5, Birmingham – 30.

DIRECTIONS

From Clows Top crossroads head south-east on the B4202 signed Great Witley and proceed for 1.5 miles before turning left onto Porchbrook Road signed Rock and the property will be found after 0.1 mile on the right hand side as indicated by a Nick Champion 'For Sale' board.

what3words: ///youths.panning.spice

SITUATION & DESCRIPTION

Clodhall is situated in an accessible rural location on Porchbrook Road in Pensax and has abundant footpaths on the doorstep for exploring the beautiful surrounding countryside, and for strolling across country to The Bell Inn at Pensax. The villages of Abberley and Clows Top are both just a short drive away and each have village stores with Post Offices, and the nearby towns of Tenbury Wells, Bewdley and Cleobury Mortimer all offer a good range of shops and services, with Kidderminster and Worcester also within easy reach. The property is within the catchment areas for the popular Far Forest Lea Memorial CE Primary Academy and The Bewdley School which both currently have 'Good' Ofsted ratings.

Clodhall is a detached bungalow constructed circa 1957 of brick faced elevations under a clay tiled roof, with a later flat roof extension added circa 1975. The bungalow is enveloped in about 0.479 acre (tbv) of mature gardens and enjoys wonderful views across rolling farmland. The property is in need of complete modernisation, but offers scope to create a very comfortable and well-proportioned bungalow set in generous grounds. There is also scope to convert the large attic space to provide additional accommodation, and erect a garage block (subject to the necessary permissions) if desired. The property has ample driveway parking space, oil fired central heating with an external Worcester boiler, and is offered with no upward chain.

ACCOMMODATION

An open porch leads to a glazed door opening into the entrance hall with wooden flooring. The kitchen/breakfast room has a range of wooden fitted units incorporating a stainless steel sink/drain, an integral Bosch electric double oven and ceramic hob with an extractor hood over, plumbing for a dishwasher and the adjacent larder has shelving and leads through to a large store room. The lean-to glazed utility area has a Belfast sink, plumbing for a washing machine, space for white goods, a cupboard with shelving and a part glazed sliding door opening onto the garden. The sitting room has a brick open fireplace (not in use) with an electric fire, and an opening through to the triple aspect garden room with sliding patio doors opening onto the garden. The dining room has a useful cloak and store cupboard and leads through to a wide inner hall off which there is a double bedroom and a single bedroom/study. A further double bedroom with fitted wardrobes, and the bathroom which has a disability bath with a Mira Elite 2 electric shower over, a pedestal basin, wc, heated towel rail and an airing cupboard with an immersion tank and shelving, are both accessed off the entrance hall.

OUTSIDE

The gated driveway has parking space for up to four cars with the potential to create further parking and turning space on the adjacent garden area if required.

The generous gardens envelope the property and incorporate lawns, established shrub and flower borders, a patio al fresco entertaining area, a vegetable garden and soft fruit plot, two greenhouses and a timber garden shed.

SERVICES

Mains electricity.

Shared private (spring fed) water supply – the Purchaser of Clodhall is to arrange for their own mains water connection to be installed within 12 months of the sale completion date, at which point the right to use the existing shared private water supply to Clodhall will be removed and the supply will be cut off.

Private drainage – septic tank.

Oil fired central heating – external Worcester boiler.

Partial electric night storage heating.

LOCAL AUTHORITY

Wyre Forest District Council - Tel: 01562 732928

Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E - Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1200-6168-0622-3192-3163>

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

ANTI-MONEY LAUNDERING

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, HIPLA, who will reach out to you once your offer has been accepted. The charge for these checks is £35 + VAT (£42 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 HIPLA, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWING

By prior appointment with the Agent: –

Nick Champion - Tel: 01584 810555

View all of our properties for sale and to let at:

www.nickchampion.co.uk

Photographs taken: 16th September 2026

Particulars prepared: October 2026

Flood Risk (Checked on 05.10.26 on

<https://check-long-term-flood-risk.service.gov.uk/postcode>)

Surface water: Low

Rivers and the sea: Very Low

Groundwater: This location is outside of a groundwater flood alert area.

Reservoirs: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 05.10.26)

EE, O2 and Vodafone: Good outdoor

Three: Variable outdoor

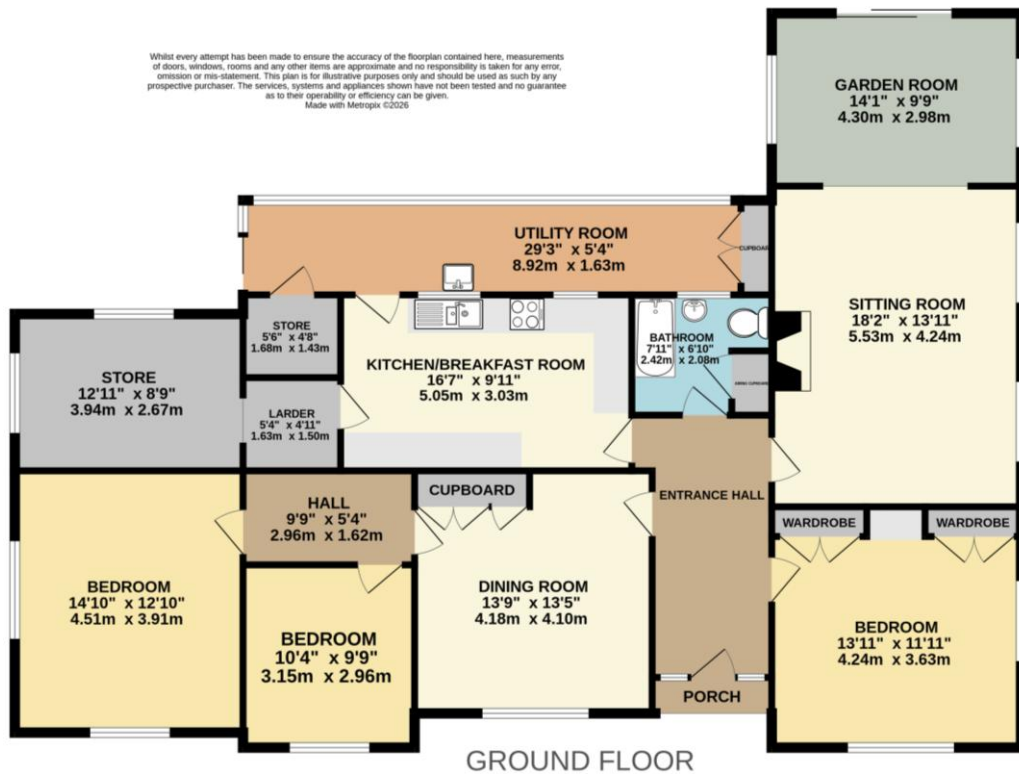
Broadband Availability (Checked on Ofcom: 05.10.26)

Standard: 6 Mbps (highest download) / 0.8 Mbps (highest upload)

Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)

Ultrafast: 1800 Mbps (highest download) / 220 Mbps (highest upload)





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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.