



2 Leasows Cottages Middle Common, Bockleton



## 2 Leasows Cottages Middle Common

Bockleton, Tenbury Wells, WR15 8PX

Charming semi-detached cottage with countryside views, spacious living areas, farmhouse kitchen, three bedrooms, attractive gardens, and extensive outbuildings. Peaceful rural location near amenities.

- Far-Reaching Countryside Views
- Sitting Room with Wood-Burning Stove
- Kitchen with Aga
- Conservatory
- Extensive Workshop and Storage Buildings

Middle Common is a sought-after rural hamlet surrounded by beautiful Worcestershire countryside. The nearby market town of Tenbury Wells offers a good range of everyday amenities including shops, cafés, public houses, schooling and leisure facilities. The area is renowned for its scenic landscapes, walking routes and outdoor pursuits, whilst remaining well placed for access to Ludlow, Leominster and Worcester.



Nestled in a peaceful rural setting with far-reaching countryside views, 2 Leasows Cottages is a charming semi-detached home offering spacious accommodation, attractive gardens and substantial outbuildings. Combining character features with practical family living, the property enjoys a picturesque position surrounded by open fields whilst remaining conveniently accessible to nearby amenities.



The front door opens into a welcoming entrance hall which provides access to the principal ground floor accommodation. The spacious sitting room is a particularly inviting space, featuring a handsome fireplace with inset wood-burning stove, creating a focal point for cosy evenings. Large windows and glazed doors allow natural light to flood the room and provide a pleasant connection to the adjoining conservatory. The conservatory offers an additional reception area, enjoying delightful views over the surrounding gardens and countryside beyond. It provides a versatile space for dining, relaxing or entertaining throughout the seasons.

At the heart of the home is the farmhouse-style kitchen, fitted with a range of painted units, contrasting work surfaces and a traditional Aga. A large Belfast sink sits beneath a picture window framing the beautiful rural outlook, whilst ample storage and workspace make this a practical and attractive room for everyday living.



The ground floor also benefits from a useful utility area and cloakroom, enhancing the practicality of the accommodation.

To the first floor, there are four well-proportioned bedrooms, all enjoying pleasant outlooks over the surrounding countryside. The family bathroom serves the bedrooms and is fitted with a modern white suite.



Outside, the property enjoys attractive gardens laid mainly to lawn, with established planting and mature boundaries creating a pleasant degree of privacy. The exceptional countryside views are a particular highlight, stretching across open fields and rolling landscapes.

A significant feature of the property is the extensive range of outbuildings and workshops. The principal workshop building provides substantial floor space suitable for a variety of uses, including storage, hobbies, home business potential or workshop facilities, subject to any necessary consents. An additional detached outbuilding further enhances the versatility of the property.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

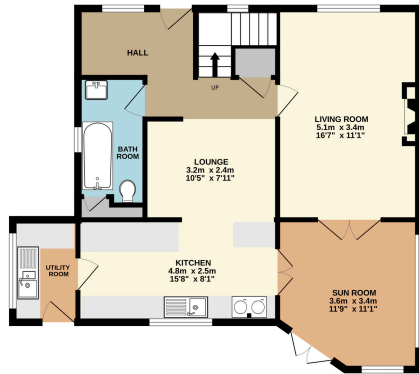
EPC Environmental Impact Rating: F

Services: Mains Electric and Water. Septic Tank Drainage. Oil Fired Central Heating.

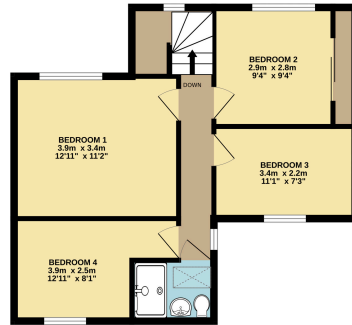
**WHAT3WORDS: ///pupils.defected.gardens**



GROUND FLOOR  
67.8 sq.m. (730 sq.ft.) approx.

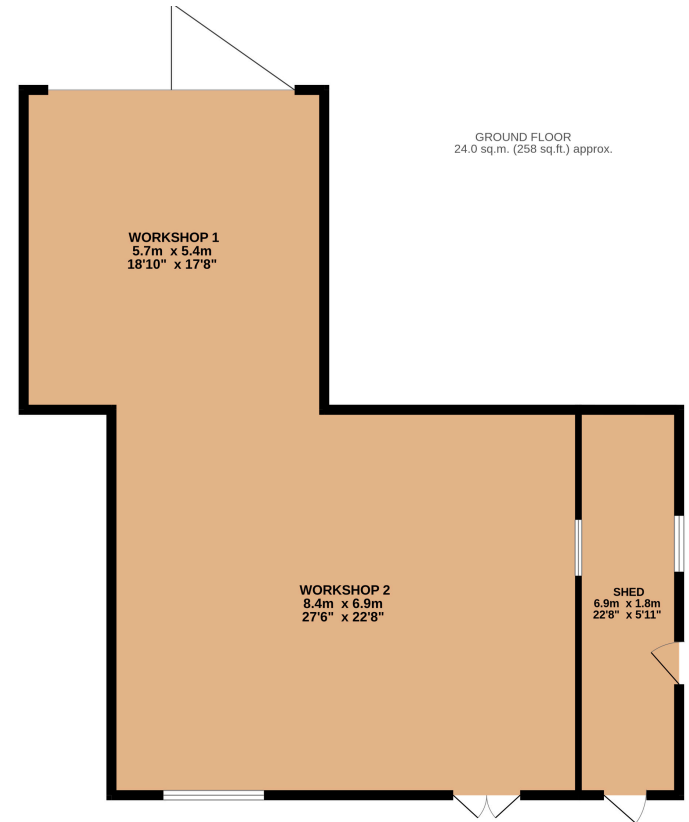


1ST FLOOR  
48.4 sq.m. (521 sq.ft.) approx.



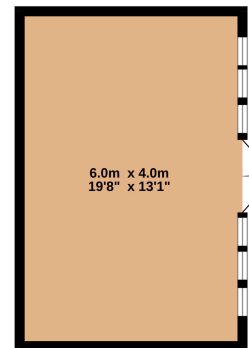
TOTAL FLOOR AREA: 116.1 sq.m. (1250 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
24.0 sq.m. (258 sq.ft.) approx.

GROUND FLOOR  
101.1 sq.m. (1089 sq.ft.) approx.



TOTAL FLOOR AREA: 125.1 sq.m. (1347 sq.ft.) approx.

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