



Yeomans Barn, Newnham Bridge, Worcestershire

G HERBERT
BANKS

EST. 1898

Yeomans Barn,
Newnham Court,
Newnham Bridge,
Worcestershire,
WR15 8JF

A very well presented mid terrace listed barn conversion.

Lovely Teme Valley setting with some superb views.

- Reception hall, cloakroom, charming lounge/dining room, excellent fitted breakfast kitchen.
- Three bedrooms, ensuite shower room and family bathroom.
- All in about 1096 sqft.
- Two car parking spaces and visitors parking..
- Splendid long rear garden/grounds.

Situation

This impressive curtilage listed barn conversion was converted in 2008. It forms part of a small courtyard development in the popular village of Newnham Bridge. The village provides a public house and church.

A substantial range of amenities are available in the historic town of Tenbury Wells. These include both junior and senior schools, a range of independent shops, cafés, pubs, doctors, dentists and a Tesco supermarket. Along with the wonderful historic art deco theatre and cinema and a leisure centre with swimming pool. Locally there is also the sports facilities at the Knighton-on-Teme Cricket Grounds.

Ludlow, Leominster, Worcester and Hereford are all accessible.

Description

A very appealing mid terrace redbrick barn conversion in the glorious Teme Valley. The accommodation is extremely well presented throughout and benefits from double glazing and oil central heating.

The lovely accommodation is approached by a reception hall with tiled floor. There is a decent sized cloakroom off with white suite with wall and floor tiling. Separate useful cloaks cupboard.

The delightful lounge/dining room has twin double glazed doors to the rear terrace and gardens/grounds, coving to ceiling, ceiling spot lighting and exposed timbers.

An excellent feature of this fine house is the dining kitchen fitted with a range of wall and floor mounted oak cabinets, granite work surfaces, AEG ceramic hob with extractor over and Hotpoint double oven, Beko built in washing machine & AEG dishwasher, tiled floor, one and half bowl sink unit and twin double glazed doors to the front. Worcester oil central heating boiler.

A stair case leads to the first floor central landing with two useful integral hanging wardrobe cupboards.

Yeomans barn has three excellent double bedrooms with vaulted ceiling and exposed timber frames. The splendid large master bedroom has fitted storage cupboard and ensuite shower room. A separate family bathroom is well appointed.

Outside

Two car parking spaces and visitor parking within a central communal courtyard area.

The house is fronted by paved path with gravel area, specimen tree and bush.

The superb long rear garden/grounds extends to about 83ft in length. It is enclosed by timber panels and timber post and wire fencing. There is a useful timber garden shed. Immediately adjoining the house is a paved area with paved path leading onto a lawn with further seating area. There are a number of wall stocked borders and a maturing orchard at one end to include plum, pear and apple trees. These gardens and grounds enjoy some wonderful views over the surrounding Teme Valley.

GENERAL INFORMATION

Services

Mains electricity and water. oil central heating. Communal private drainage. A management company charge currently of £30 per month exists to cover communal costs.

Local Authority

Malvern Hills District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words ///recitals.maybe.parked

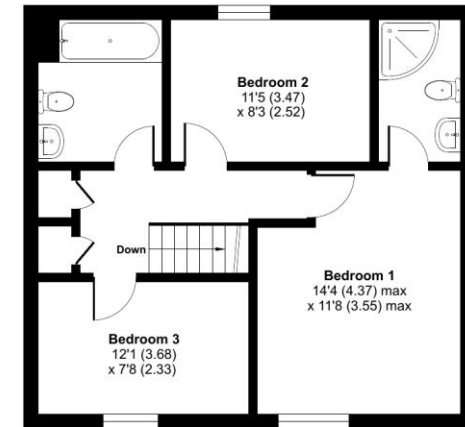
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In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

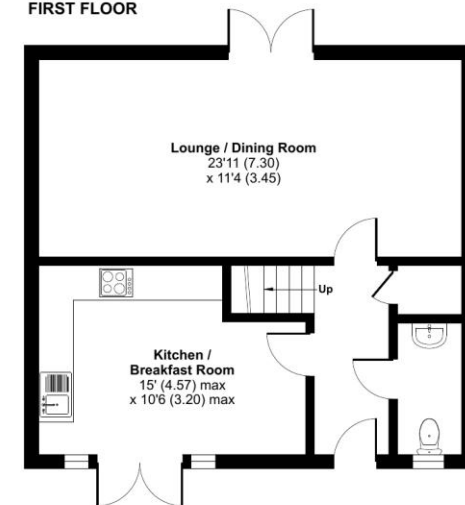
Newnham Court, Newnham Bridge, Tenbury Wells, WR15

Approximate Area = 1096 sq ft / 101.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2025. Produced for G Herbert Banks LLP. REF: 1333825

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