



The Leys, Stoke Bliss, Tenbury Wells

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EST. 1898

The Leys
Stoke Bliss
Tenbury Wells
Worcestershire
WR15 8QJ

A very charming listed Yeomans house.

Lovely position in this sought after Teme Valley village.

- Entrance porch, sitting room, cloakroom, splendid drawing room, dining room, breakfast kitchen, secondary cloakroom/utility.
- Three double bedrooms, en-suite shower room, family bathroom.
- Gravel gated driveway. Generous garage.
- Most attractive gardens, paddock.

Situation

The Leys occupies a very attractive setting in Stoke Bliss, a short walk from the historic St Peter Church. The village is spread out and has some wonderful period homes.

The property is very well placed for the local historic towns of Bromyard and Tenbury Wells, which provide an extensive range of amenities including both junior and senior schools, doctors and dentist surgeries, vets, leisure centres and in Tenbury the splendid historic Art Deco Regal Theatre/cinema.

The surrounding countryside provides many rewarding walks and countryside opportunities.

The property is also well placed for access to the Cathedral cities of Hereford and Worcester, together with the very charming town of Ludlow. All the centres have railway stations.

There is M5 Motorway access via junctions 5 at Wychbold and 6 at north Worcester.

Description

The Leys has been owned by one family since July 2000. The house's previous owners were descendants of Clive of India. It is a gorgeous unspoilt timber framed house which is Grade II listed.

The well-presented accommodation is of considerable character. It is approached by a ground floor side entrance porch leading to a sitting room with staircase to first floor. There is a cloakroom off.

The charming drawing room has a stone fireplace with substantial woodburning stove with iron canopy and wonderful exposed timber frames and timbered ceiling. There is an attractive separate dining room with quarry tiled floor and exposed timber wall frames.

The breakfast kitchen is fitted with a range of floor and wall mounted cabinets, Neff dishwasher, integral fridge, area for breakfast table, quarry tiled floor and some fine views.

Small rear hallway with door to exterior. Secondary cloakroom off with Worcester oiled fired boiler, plumbing for washing machine, WC and wash hand basin.

A staircase leads to the first floor with timber balustrading and exposed wall timbers. There are glorious rear views.

The Leys has three fine double bedrooms, several with wardrobe cupboards. An en-suite shower room is to be found off the master bedroom.

There is a separate Jack & Jill bathroom with white suite.

Outside

The Approach

The Leys is approached by an initial concrete driveway leading to a good-sized gravel driveway with electronic timber bar field gate. This provides extensive car parking and access to the long-detached garage with timber door and separate side door, power and lighting and concrete floor and natural light from a large window.

Gardens and Grounds

A most delightful lawned front garden with gorgeous sunny aspect, two wonderful mature Yew trees, well stocked plants and shrubbery borders, mixed hedging and a lovely aspect.

The gravelled path continues to the rear with a side lawn. There is a rear paved terrace, brick outbuilding.

Fenced paddock/orchard benefitting from a separate timber bar gated access.

GENERAL INFORMATION

Services

Mains electricity and water. Private drainage. Oil fired central heating.

Local Authority

Malvern Hill 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 ///kidney.documents.recur

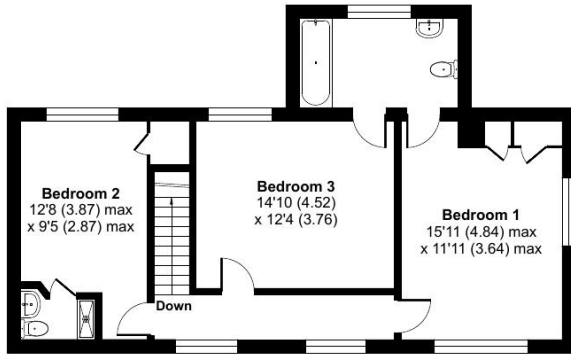
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

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.

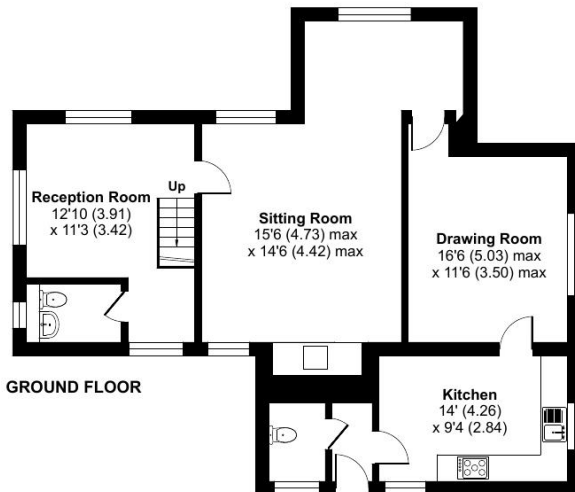


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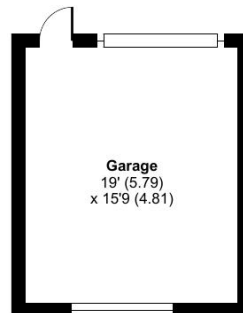
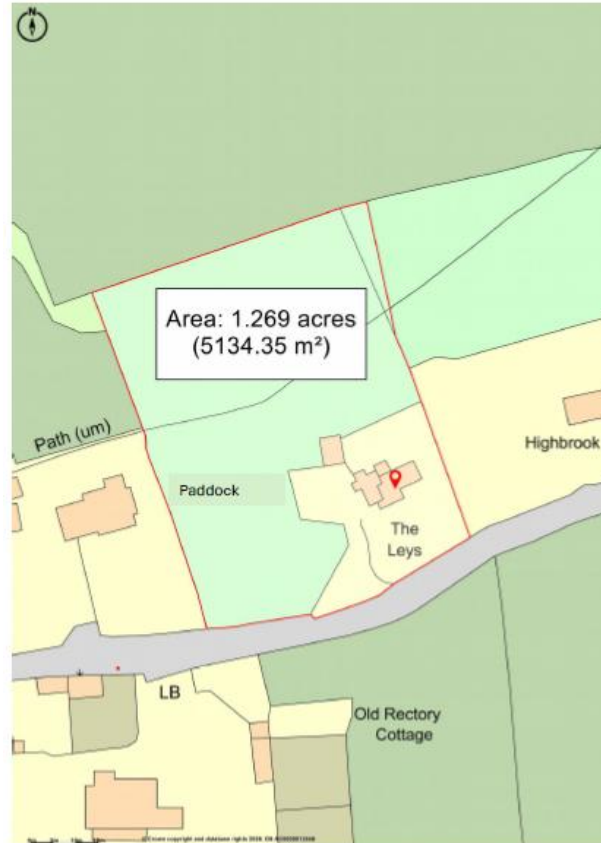
Approximate Area = 1687 sq ft / 156.7 sq m
 Garage = 300 sq ft / 27.9 sq m
 Total = 1987 sq ft / 184.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





G HERBERT BANKS

EST. 1898

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