



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

INGLEDENE

ST MICHAELS, TENBURY WELLS,
WORCESTERSHIRE, WR15 8TG

OFFERS IN EXCESS OF
£350,000



**A DETACHED BUNGALOW FOR RENOVATION WITH TREMENDOUS POTENTIAL
SET ON A GENEROUS PLOT IN A HIGHLY SOUGHT AFTER VILLAGE
WITH FABULOUS VIEWS ACROSS ROLLING COUNTRYSIDE.**

- KITCHEN/BREAKFAST ROOM
- SITTING ROOM AND DINING HALL
- CONSERVATORY AND STUDY
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- UTILITY ROOM AND CLOAKROOM
- WEST FACING REAR GARDEN
- ATTACHED DOUBLE GARAGE
- AMPLE DRIVEWAY PARKING

NICK CHAMPION LTD

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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 2, Leominster – 8, Ludlow – 9, Hereford – 20, Kidderminster – 20, Worcester – 23, M5 Junction 6 – 26, Shrewsbury – 38, Birmingham – 39.

DIRECTIONS

From Tenbury Wells, take the A4112 for Leominster and continue for 2 miles before turning right in St Michaels signed Berrington/Village Hall. The driveway to Ingledene will be found on the left hand side immediately before the Village Hall as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Ingledene is situated in the highly sought after village of St Michaels, nestled in beautiful rolling countryside just a short drive away from the market town of Tenbury Wells and historic Ludlow. St Michaels is an active village with a variety of events held regularly at the adjacent Village Hall and The Fountain Inn at Oldwood is also within walking distance of the property. The property is within the Tenbury C of E Primary School and Tenbury High Ormiston Academy catchment areas. There are several footpaths in the vicinity from which you can really appreciate the surrounding countryside, whilst Oldwood Common is also nearby.

Ingledene is a spacious detached bungalow constructed circa 1974 with later breakfast room, study and conservatory extensions. The property benefits from oil fired central heating, partial UPVC framed double glazing, mains water and electricity. The garage and utility room flat roof felt and the private drainage system require replacement, and the property requires renovation, but is set on a large plot with a generous west facing garden and offers huge potential to create a beautiful home with stunning views. The property is offered with no upward chain.

ACCOMMODATION

A glazed door opens into the wood panelled dining hall with a cloaks cupboard. The kitchen/breakfast room has a Rayburn Royal, a range of fitted blue and white units incorporating a stainless steel sink/drainage, space for a cooker, undercounter fridge, and plumbing for a dishwasher, with a breakfast area with a full width window overlooking the garden and a part glazed door to the conservatory. The spacious sitting room has an open fire with a stone surround, an opening through to a small study area, and sliding patio doors opening into the conservatory which in turn has sliding patio doors opening onto the garden. There are two double bedrooms, and a family bathroom with a bath, Mira thermostatic shower, pedestal basin, wc and an airing cupboard with a tank and shelving. The utility room has a quarry tiled floor, plumbing for a washing machine, a cloakroom with a pedestal basin and wc, a glazed door to outside and a door through to the double garage which has an up and over metal garage door, a side door to the garden, power, light and houses the Potterton boiler.

OUTSIDE

The tarmac driveway has ample parking and turning space leading to the attached double garage with adjacent former greenhouse (glass removed). A gated side access leads through to the rear garden which is mostly laid to lawn with a raised patio entertaining area, fruit trees, shrub and flower borders and a workshop (9'2" x 6'11").

SERVICES

Mains water and electricity are connected.
Oil fired central heating.
Private drainage – septic tank which the Vendors believe does not comply with current regulations – mains drainage is available in St Michaels.

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151
Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E
Full details available upon request or follow the link:
<https://find-energy-certificate.service.gov.uk/energy-certificate/3735-1826-4500-0565-1292>

FIXTURES & FITTINGS

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

TENURE

Freehold

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

what3words: ///tangible.enthused.pumpkin

Photographs taken on 19th June 2025
Particulars prepared on 4th July 2025
Particulars updated on 27th August 2025

Flood Risk (Checked on 27.08.25 on
<https://check-long-term-flood-risk.service.gov.uk/postcode>)
Rivers and the sea: Very Low
Surface water: Very Low

Mobile Coverage (Checked on Ofcom: 27.08.25)
Three: Good outdoor, variable in-home
EE, O2, and Vodafone: Good outdoor
Broadband Availability (Checked on Ofcom: 27.08.25)
Standard: 5 Mbps (highest download) / 0.7 Mbps (highest upload)
Superfast: 74 Mbps (highest download) / 19 Mbps (highest upload)
Ultrafast – Not available





