



The Leys, Stoke Bliss, Tenbury Wells

G HERBERT
BANKS

EST. 1898

The Leys
Stoke Bliss
Tenbury Wells
Worcestershire
WR15 8QJ

A very charming Grade II 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.
- In all 1.269 acres

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 including bridle paths.

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. From Tenbury Wells to Birmingham is 43 miles distant. From Tenbury Wells to London 146 miles distant

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/snug, a cloakroom off and staircase to first floor.

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 bedroom two.

There is a separate Jack & Jill bathroom with white suite servicing bedroom one and bedroom three.

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 variety of established fruit trees and 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.



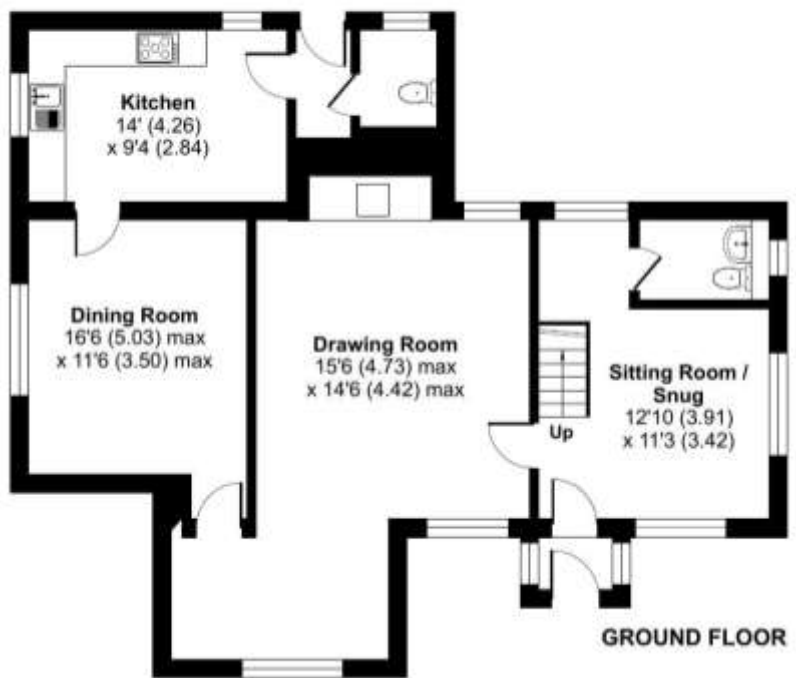
The Leys, Stoke Bliss, WR15

Approximate Area = 1702 sq ft / 158.1 sq m

Garage = 300 sq ft / 27.8 sq m

Total = 2002 sq ft / 185.9 sq m

For identification only - Not to scale





G HERBERT BANKS

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

