



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

ROCK COTTAGE

ROMERS COMMON, BOCKLETON, TENBURY WELLS,
WORCESTERSHIRE, WR15 8PU

GUIDE PRICE
£450,000



**A MODERN SINGLE STOREY ATTACHED FARM BUILDING CONVERSION
SET IN ATTRACTIVE GARDENS AND ENJOYING PICTURESQUE RURAL VIEWS.**

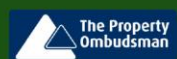
- OPEN PLAN KITCHEN/DINING ROOM
- SITTING ROOM WITH WOODBURNER
- UTILITY ROOM
- MASTER BEDROOM WITH WET ROOM
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- DETACHED GARAGE
- DRIVEWAY PARKING
- ESTABLISHED GARDENS

NICK CHAMPION LTD

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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 4, Bromyard – 7, Leominster – 8, Ludlow – 12, Hereford – 20, Kidderminster – 22, Worcester – 23, M5 Junction 7 – 25, Birmingham – 40.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 in the direction of Leominster. Proceed for 1.4 miles before turning left on Oldwood Common signed Bockleton/Hatfield/Pudleston and after 2.5 miles turn left signed Romers Common and the property is the second on the right hand side.

SITUATION AND DESCRIPTION

Rock Cottage is nestled amidst beautiful rolling countryside between the market towns of Tenbury Wells, Leominster and Bromyard, which all offer a good range of shops and services. There are abundant footpaths on the doorstep for exploring the surrounding area. The property is within the Tenbury C of E Primary Academy and Tenbury High Ormiston Academy catchment areas.

Rock Cottage is a modern single storey attached farm building conversion of about 1,200 sq ft with mellow composite stone faced elevations under a slate tiled roof completed under Class Q in 2019, set in about 0.3 acre (tbv) of grounds. The property offers light and airy accommodation and features an open plan living space with a Howdens fitted kitchen and bi-fold patio doors, a lofty sitting room with a newly fitted woodburning stove, UPVC framed double glazed windows and doors with electric blinds throughout, mains gas fired central heating with a Worcester combi boiler, large and level gardens with a south facing rear garden which has been landscaped by the present owner and enjoys wonderful views, a detached timber garage and ample parking space.

ACCOMMODATION

An inset porch with a composite front door opens into the entrance hall. The open plan kitchen/dining room has a kitchen area with grey fitted units and quartz worktops incorporating a stainless steel sink/drain, a Rangemaster dual fuel range cooker with an extractor hood over, integral appliances including a fridge/freezer and dishwasher, and the dining area has bi-fold patio doors opening onto the garden, and an opening through to the sitting room which has a woodburning stove on a slate hearth with an oak mantle, and French doors opening onto the garden. The utility room has grey fitted units incorporating a stainless steel sink/drain, with plumbing for a washing machine, space for a tumble drier, wall mounted shelving and housing the Worcester combi boiler. The master bedroom has an ensuite wet room with a dual head thermostatic shower, hand basin, wc and heated towel rail. There are two further bedrooms and a family bathroom with a bath, Triton T80 electric shower in a separate cubicle, a vanity basin unit, wc and heated towel rail.

OUTSIDE

The gated gravel driveway provides ample parking and turning space leading to the detached insulated timber garage (29'3" x 11'6") with double doors to the front, a side door, power and light. The front garden is mostly laid to lawn with a timber garden shed and a wide stoned path leading around to the south facing rear garden which has an Indian sandstone patio al fresco entertaining area, a stoned area for pots and planters, a lawn, attractive shrub and flower borders, and a greenhouse.

SERVICES

Mains water, electricity and gas are connected.
Gas fired central heating – Worcester combi boiler.
Private drainage.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C - Full details available upon request or follow the link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8071-7034-6140-2454-9926>

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

Photographs taken on 5th June 2026

Particulars prepared: June 2026

what3words: ///milk.escorting.flinch

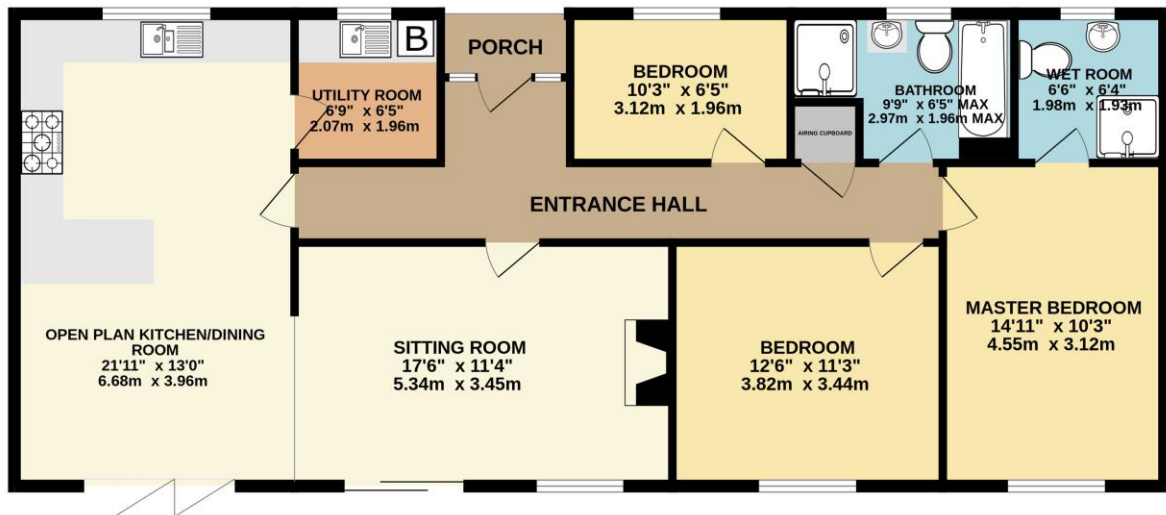
Flood Risk (Checked on 08.06.26 on
<https://check-long-term-flood-risk.service.gov.uk/postcode>)
Surface water: Very Low
Rivers and the sea: Very Low
Groundwater: This location is outside of a groundwater flood alert area.
Reservoirs: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 08.06.26)
Three: Good outdoor
EE, O2 and Vodafone: Variable outdoor

Broadband Availability (Checked on Ofcom: 08.06.26)
Standard: 3 Mbps (highest download) / 0.4 Mbps (highest upload)
Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)
Ultrafast – Not available







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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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.