



SAMUEL WOOD

Orchard House Boraston, Tenbury Wells, Worcestershire, WR15 8LH

Offers Over £650,000



Orchard House Boraston

Tenbury Wells, Worcestershire, WR15 8LH



- Five bedroom detached village home
- Accommodation in excess of 2000 square feet
- Mature gardens of just under 1/2 an acre
- Four reception rooms
- Triple oak framed garage block
- A gem of a property not to be missed

A delightful and spacious 5 bedroom detached village home with accommodation in excess of 2000 square feet and full of character features. On the ground floor there are four reception rooms, conservatory, kitchen / breakfast room, boot room, cloakroom and pantry. The first floor landing provides access to five double bedrooms and two well appointed bathrooms. Outside the property enjoys extensive driveway parking, triple oak framed garage block, summer house and mature gardens with a plot extending to just under half an acre.



Location:

Boraston is a delightful hamlet set around an ancient church, situated away from main roads. The peaceful location benefits from an active local community and is within easy reach of Tenbury Wells just over 2 miles in distance and offers a wide range of facilities. For those needing to commute, the market town of Ludlow with a mainline train station is around a 10 mile drive to the North and is renowned for its' architecture. The main motorway network is approximately 20 miles to the East.





Accommodation:

The property is approached into a large dining hallway with oak flooring and off that is a delightful living room. There is a sitting room with feature fireplace, exposed brickwork and a Clearview stove. Timbered features and double doors lead out onto the Courtyard. The Snug has a feature fireplace and period cupboard. The Kitchen / Breakfast Room is fitted with a range of matching units with wood style fronts and has ample room for table and chairs, whilst an important feature of the home is the Sandyford oil fired range which is used for cooking and provides heating to radiators. There is a conservatory and a boot room which leads to a walk-in pantry and a cloakroom.

An oak staircase leads up onto the first floor landing which serves five good sized bedrooms, all of which will take a double bed. The main bedroom has an en-suite bathroom with beautiful attention to detail with an oak window sill which extends to a plinth for the wash hand basin. The main bedroom also has a good range of fitted wardrobes, whilst bedroom four has a stable door onto the upper terrace. A house bathroom completes the first floor accommodation with a suite of free standing scroll edge bath, wash hand basin and WC.

Outside:

The property is approached through double gates onto an extensive driveway and parking area which leads to an oak framed triple garage of which two are open fronted bays, the third one being enclosed has light and power fitted. Flowering borders divide the driveway to the courtyard which sits at the front of the property, this has a brick finish and catches the sun making it ideal for summer dining and outside entertaining together with a pizza oven. Steps then lead up to the main part of the garden which is laid to lawn with a selection of mature trees and shrubs, a wonderful space for family use. At the top of the garden there is a selection of fruit trees including damsons, plums and cherries, greenhouse and garden shed.

Services:

We understand that the property has mains electricity and water. Private drainage. Oil fired heating via a Sandyford range to radiators and wood burning stove.

Broadband Speed: 6 - 1800 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E



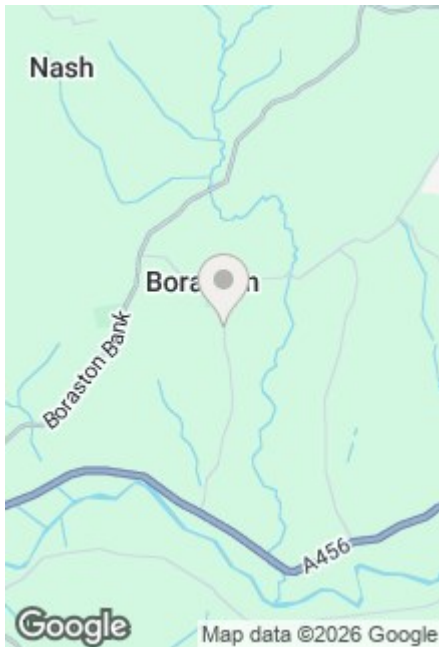


Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Directions

Proceed from the town of Tenbury Wells towards Worcester, you will see the Peacock Inn on your left-hand side. Take the turn directly in front of the Peacock Inn on your left, follow this road into Boraston, the driveway for Orchard House will be found after around 100 metres past the village sign on the left-hand side.







Floor Plans



Total floor area: 246.1 sq.m. (2,649 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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