

2 UNDERLEY COTTAGE

STOKE BLISS, TENBURY WELLS, WORCESTERSHIRE, WR15 8RX



**A SEMI-DETACHED CHARACTER COUNTRY COTTAGE
WITH A STABLE BLOCK AND PADDOCK
ENJOYING SPECTACULAR VIEWS ACROSS OPEN COUNTRYSIDE.**

- Farmhouse Style Kitchen with Aga
- Two Reception Rooms
- Utility Room & WC
- Master Bedroom with En Suite
- Two Further Double Bedrooms
- Family Bathroom
- Well Maintained Garden
- Stable Block & Paddock
- Ample Parking

GUIDE PRICE: £395,000



16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA
Telephone: 01584 810 555

www.nickchampion.co.uk

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APPROXIMATE DISTANCES

Bromyard – 5 miles, Tenbury Wells – 7 miles,
Leominster – 14 miles, Ludlow – 15 miles,
Worcester – 16 miles, Kidderminster – 19 miles,
Hereford – 19 miles, M5 Junction 7 – 21 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street and immediately after passing The Pembroke Public House turn left onto the B4214 sign posted Bromyard. Continue for approximately 6.3 miles along the B4214 before turning left onto Underley Farm drive. Proceed for 0.6 mile along the drive and 2 Underley Cottage will be found on the right hand side as indicated by a Nick Champion arrow.

SITUATION

2 Underley Cottage nestles amidst delightful rolling farmland on the Worcestershire/Herefordshire border. The local market towns of Tenbury Wells and Bromyard are just a short drive away and are host to a range of amenities.

Tenbury Wells and Bromyard have highly regarded primary and secondary schools. The popular preparatory schools Abberley Hall, St Richard's and Moor Park are all within easy reach. A bus service from Bromyard provides transport to both Hereford and Worcester including to Hereford Cathedral School and to Kings and RGS, Worcester.

DESCRIPTION

2 Underley Cottage was built circa 1900 of brick elevations under a tiled roof and was further extended in 2012. The property now provides quality, comfortable and spacious family accommodation benefitting from double glazing throughout, oil fired central heating, stone tiled floors to the ground floor and two wood burners. In addition, the property has a workshop, equestrian facilities and superb views from its south westerly facing garden.

ACCOMMODATION

The covered porch has an oak door leading into the entrance hall with a useful under stairs storage cupboard and cloaks area and a door through to the spacious L shaped sitting room with a Villager woodburner set in a brick fireplace with a flagstone hearth and oak mantel; and French doors leading out to the front garden. The farmhouse style kitchen has recently been fitted with a new Howdens kitchen comprising of cream coloured base and wall units with beech worktops, a central island with a seating area, a ceramic sink/drain unit, a blue electric Aga, space for a cooker and dishwasher, and a door to the garden. An opening leads on through to the dining room with a Hamlet woodburner, a large store cupboard and a door to the utility room with wooden base units, a Belfast sink, cream wall units, a Worcester Greenstar Camray boiler, a cloakroom with a vanity basin and wc; and a door to outside.

Stairs from the entrance hall lead up to the first floor landing with a useful store cupboard and a door to the master bedroom which has excellent views across open countryside, fitted wardrobes and an en suite shower room with part ceramic tiled walls and floor, a Triton shower in a large corner cubicle, pedestal basin, wc and a heated towel rail. An inner landing leads to two further double bedrooms both with built in storage; and to the family bathroom with a bath with a shower over, a pedestal basin and wc.

OUTSIDE

The south westerly facing garden is mainly laid to lawn with a brick paved patio ideal for entertaining, raised vegetable beds, shrub and flower borders and a large brick and tile workshop/store with power and light.

The gravel driveway to the rear of the property provides ample parking for several cars and a horsebox, and leads through to the one acre paddock (tbv) and to a stable block with a concrete yard flanked by two timber looseboxes, a tack room, hay barn, and a timber store shed. The yard has access to the garden.

SERVICES

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

LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000
Council Tax Band B

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C

Full details are available upon request.

TENURE

Freehold

MORTGAGES

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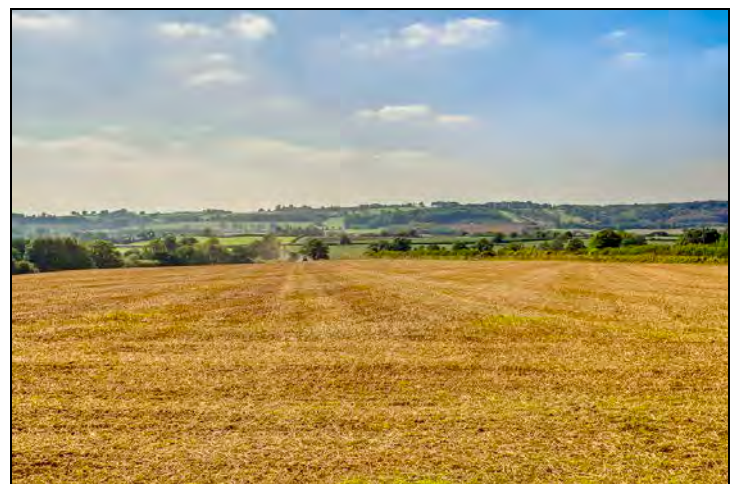
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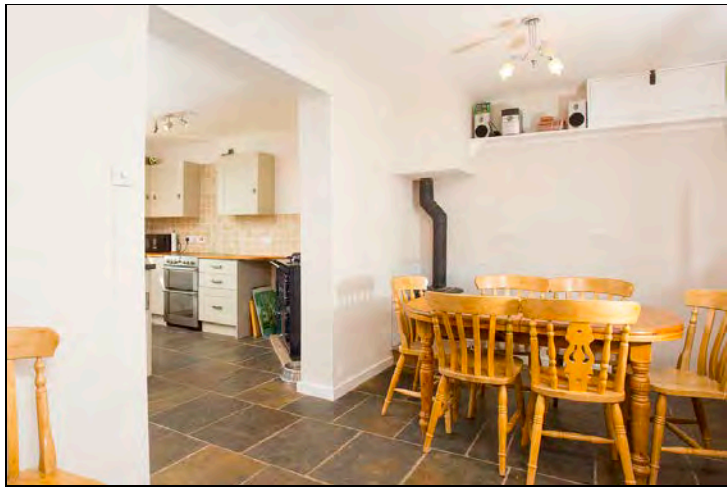
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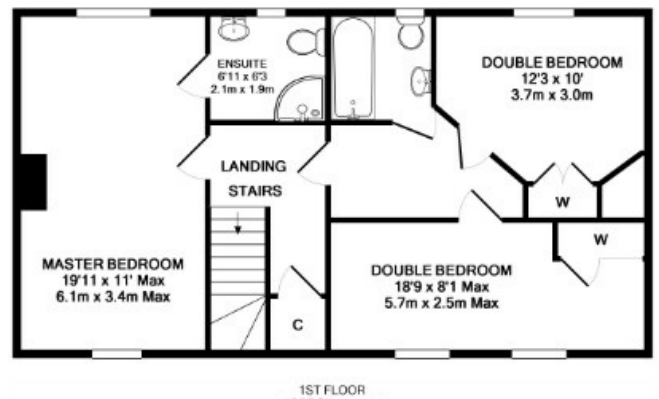
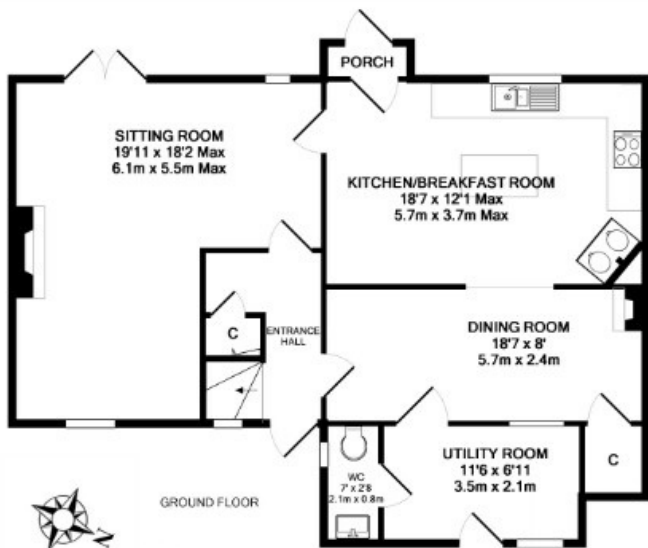
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