



4 THE HOP KILNS
KYREWOOD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8SG



NICK
CHAMPION

4 THE HOP KILNS, KYREWOOD, TENBURY WELLS, WORCESTERSHIRE, WR15 8SG

A HIGH QUALITY HOP KILN CONVERSION WITHIN AN EXCLUSIVE DEVELOPMENT
SET IN THE HEART OF THE COUNTRYSIDE JUST MINUTES AWAY FROM TENBURY WELLS.

- KITCHEN/BREAKFAST ROOM
- TWO SUITES – DOUBLE BEDROOM, ENSUITE, DRESSING ROOM
- DOUBLE GARAGE WITH OVERHEAD STORAGE SPACE
- TWO SPACIOUS RECEPTION ROOMS
- THREE FURTHER DOUBLE BEDROOMS
- LANDSCAPED GARDENS
- LAUNDRY ROOM & CLOAKROOM
- FAMILY BATHROOM
- WONDERFUL COUNTRYSIDE VIEWS

APPROXIMATE DISTANCES

Tenbury Wells – 0.9 mile
Ludlow – 10 miles
Leominster – 11 miles
Kidderminster – 18 miles
Worcester – 21 miles
M5 Junction 6 – 24 miles
Hereford – 24 miles

DIRECTIONS

From Teme Street, Tenbury Wells take the B4204 sign posted Clifton-upon-Teme. Proceed for 0.8 mile before turning right onto White House Lane and then take the first right for The Hop Kilns and the property is the second on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

4 The Hop Kilns is situated within an exclusive development of only five properties tastefully converted in 1999 from Grade II Listed 18th – 19th Century hop kilns and a malthouse of brick elevations under a slate tiled roof.

The high quality, well-planned and deceptively spacious accommodation is split between three floors with lofty rooms on the upper floors constructed inside the pyramidal roof space of the hop kilns. The property benefits from a double garage, landscaped gardens and enjoys glorious countryside views.

4 The Hop Kilns is just a short drive or a ten minute walk from the centre of Tenbury Wells. The market town offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, a cinema, swimming pool, primary and secondary schools, and a range of clubs and societies.

There are several excellent private preparatory schools in the locality including Moor Park, St Richard's, Lucton and Abberley Hall.

ACCOMMODATION

French doors lead into the entrance hall which has a stone tiled floor, an airing cupboard with a Worcester Greenstar Highflow 440 gas fired central heating boiler and shelving, a cloakroom with a wc and vanity basin unit, and a laundry room with plumbing for a washing machine and tumble dryer under shelving with wall units above and space for cloaks.

A glazed door from the hall leads to the kitchen/breakfast room which also has a stone tiled floor and a range of wooden base and wall units, a sink/drainage unit, integral appliances including a Miele dishwasher and a fridge/freezer, and space for a cooker with an extractor hood over.

The spacious dining room has an original exposed beam, an understairs cupboard and half stained glass double doors leading through to the sitting room which has a decorative stone fireplace with a wooden surround and French doors to the garden.

Stairs lead up from the dining room to the first floor landing with doors to both of the luxurious suites. The master suite has a large double bedroom with a vaulted ceiling, a dressing room fitted with a range of cream wardrobes and drawers, and an ensuite which has an Old Foundry, Worcester shower in a large cubicle, a pedestal basin and wc. The guest suite has a double bedroom, a dressing room and an ensuite with a large shower, a pedestal basin, wc and inset shelving.

Stairs lead up from the first floor landing to the second floor landing with skylights. There are three further double bedrooms and a family bathroom with a bath, an Old Foundry, Worcester shower in a large cubicle, a pedestal basin and wc.

OUTSIDE

A sweeping shared driveway passing between an orchard and a paddock leads to the parking area in front of the property and to the double garage (18'7" x 16'3") with an electric door and overhead storage.

A paved path leads to the front of the property via an area of lawn with an Accolade Cherry and shrub and flower borders against the box hedged boundaries.

To the rear of the property is a landscaped garden. Adjacent to the property is a raised patio terrace for entertaining with an electric awning and high brick walls to either side providing privacy. Steps meander down past raised shrub and flower beds

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810 555 | Fax: 01584 810 888 | www.nickchampion.co.uk



to a pergola with trellis fenced walls for climbing plants and a seating area underneath. A strip of lawn bordered by flower and shrub borders leads to a small area of hardstanding with space for a shed or greenhouse and beyond to a timber and glazed summerhouse.

A pedestrian right of way from the parking area leads to a gate at the bottom of the rear garden..

SERVICES

- Mains water (metered), drainage, electricity and gas.
- Gas fired central heating.
- Security alarm system.
- Double glazed windows and doors throughout.

FIXTURES & FITTINGS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Not Required – Grade II Listed Building

LOCAL AUTHORITY

Malvern Hills District Council

Tel: 01684 862151

Council Tax Band - F

TENURE

Freehold

N.B. A quarterly charge for the maintenance of the communal areas applies. Further information can be obtained by contacting the Agent.

VIEWING

By prior appointment with the Sole Selling Agent: –
Nick Champion – Tel: 01584 810555

To view all of our properties for sale and to let go to:-
www.nickchampion.co.uk

LONDON SHOWROOM

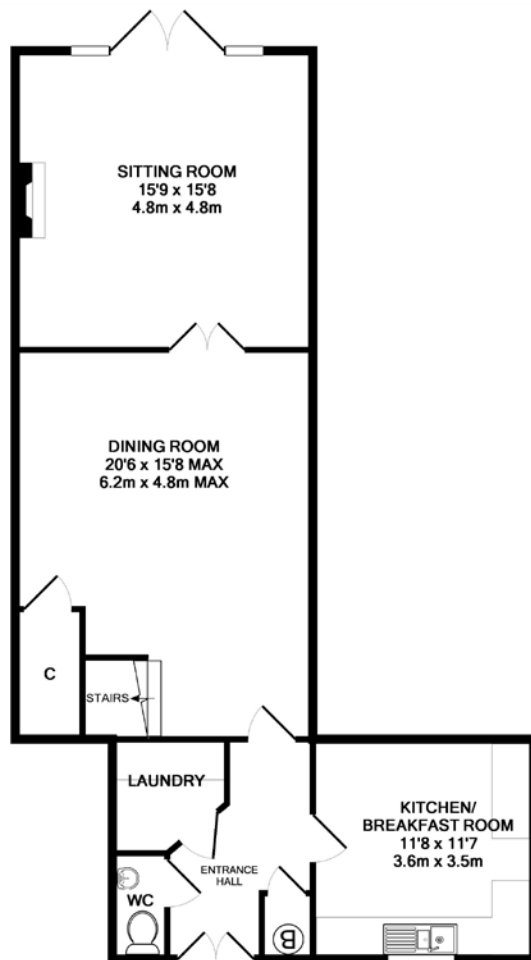
121 Park Lane, Mayfair, London, W1K 7AG

Tel: 020 7318 7082

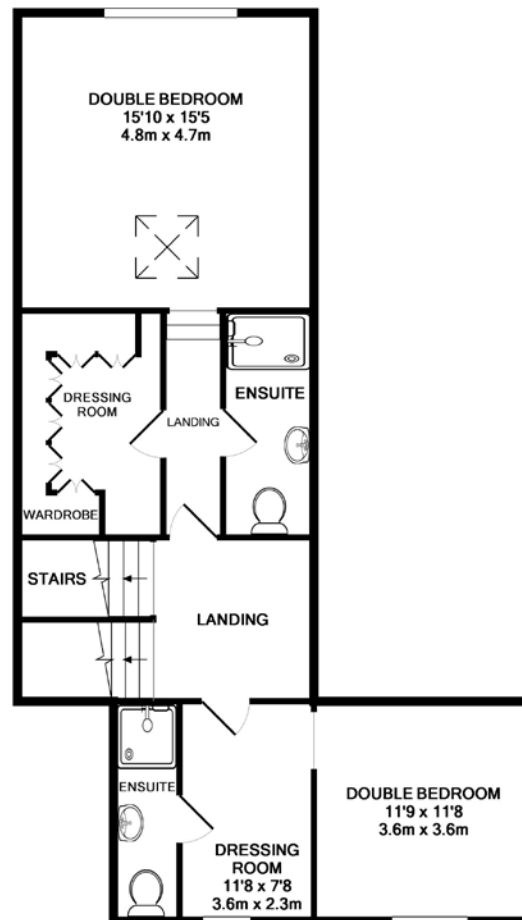
MORTGAGES

For up to date information on availability visit:
www.nickchampion.co.uk

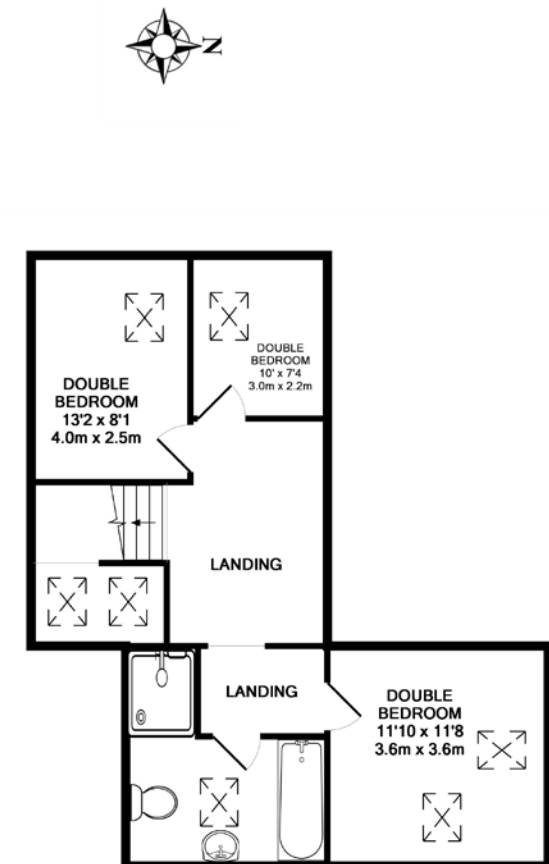




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2015

N218 Printed by Ravensworth 01670 713330

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.

Nick Champion Ltd, trading as Nick Champion, Registered No: 6146483, England & Wales



