



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## THE MOUNT

ROCHFORD, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8SP

GUIDE PRICE

**£289,950**



**AN IMPRESSIVE GRADE II LISTED HOUSE IN AN ELEVATED POSITION  
WITH OUTSTANDING VIEWS ACROSS OPEN FARMLAND.**

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- MASTER BEDROOM
- TWO FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM & SEPARATE WC
- TWO CELLAR ROOMS
- ATTRACTIVE GARDEN
- GARAGE & PARKING
- EPC NOT REQUIRED

**NICK CHAMPION LTD**

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



# THE MOUNT, ROCHFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8SP

## APPROXIMATE DISTANCES

Tenbury Wells – 3 miles, Ludlow – 11 miles,  
Bromyard – 11 miles, Leominster – 13 miles,  
Kidderminster – 17 miles, Worcester – 18 miles,  
M5 Junction 6 – 22 miles, Hereford – 25 miles.

## DIRECTIONS

From Teme Street, Tenbury Wells take the B4204 sign posted Clifton-upon-Teme. Proceed for 3.2 miles and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

The Mount is located within the Parish of Rochford, just a short drive from 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.

The Mount is a spacious Grade II Listed attached house constructed in the 18<sup>th</sup> Century of brick elevations under a tiled roof. The property has been tastefully restored by the present owners who have retained many period features including the original oak staircase, sash windows, a marble fireplace and exposed beams on the top floor; whilst further improving the accommodation through the addition of a quality kitchen extension in 1972 which has since been upgraded. The property benefits from part UPVC double glazing, oil fired central heating, parking, a large garage, cellar storage space and a south facing garden.

## ACCOMMODATION

A timber trellised porch with a curved lead canopy opens into the entrance hall with an ornate oak staircase rising up to the first and second floor landings. The formal sitting room has an open fireplace with a marble surround and there are oak floor boards which have been well preserved under the fitted carpet. The dining room also has an open fireplace with a decorative surround (not in use). The kitchen has been fitted with a range of quality cream painted solid chestnut base and wall units with a breakfast bar extension, a sink/drain unit, an integral Bosch oven and AEG by Electrolux hob with an extractor hood over, plumbing for a washing machine and dishwasher, and space for a fridge. A half glazed door with steps leads down to a paved terrace and entertaining area.

On the first floor there is a generous master bedroom, a bathroom with a suite which includes a curved bath with a Mira Fino power shower over and a large inset mirror behind, a pedestal basin, wc, and an airing cupboard with shelving and a hot water cylinder; adjacent is a separate wc. On the second floor there are two further generously proportioned double bedrooms.

From the entrance hall a door opens onto brick steps which lead down to a dry cellar which has a concrete floor and is divided into two rooms, each with windows. The smaller of the cellar rooms houses the Worcester oil fired central heating boiler.

## OUTSIDE

A gated tarmac driveway provides parking to the front of the attached brick and tile garage which has wooden double doors, overhead storage, power and light. Additional informal visitor parking is available across the road on the verge.

The attractive landscaped garden is mostly laid to lawn with a yew hedge, gravel and paved paths bordered by shrub and flower borders planted for their stunning range of colours. In the eastern corner there is an entertaining area adjacent to a brick paved terrace with steps leading up to the kitchen/breakfast room. The brick paved terrace has

foundations and a damp proof course in place in readiness for an extension which was intended to be built subject to planning permission and listed building consent. There is also a useful timber garden shed for storage which screens the oil storage tank.

## SERVICES

- Mains water and electricity.
- Oil fired central heating.
- Shared private drainage – sewage treatment plant.

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

EPC not required – Grade II Listed Building.

## FIXTURES & FITTINGS

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

## TENURE

Freehold

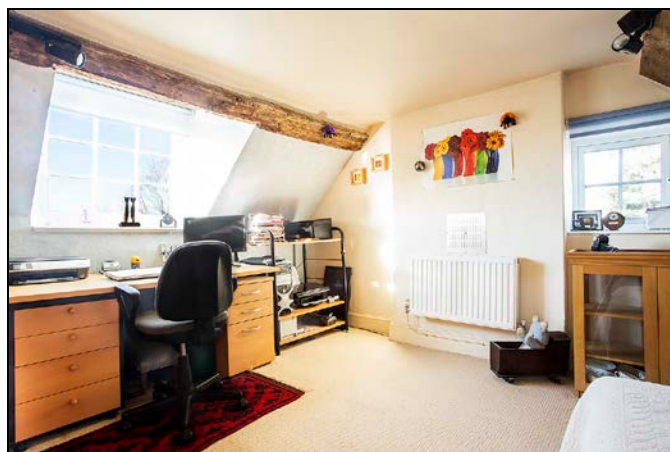
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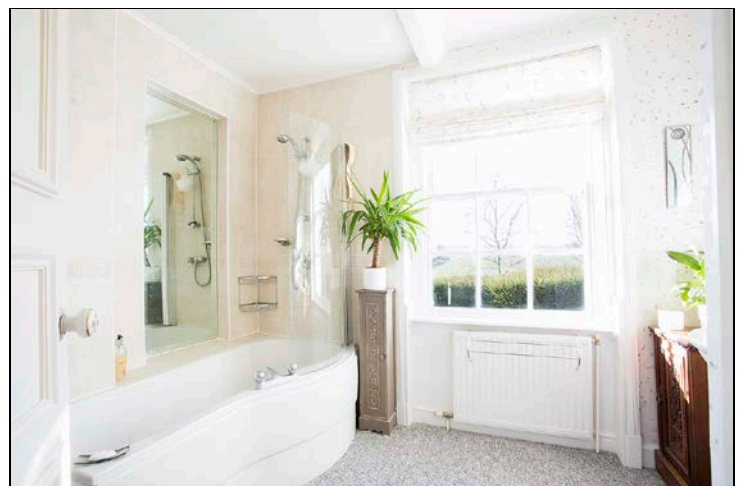
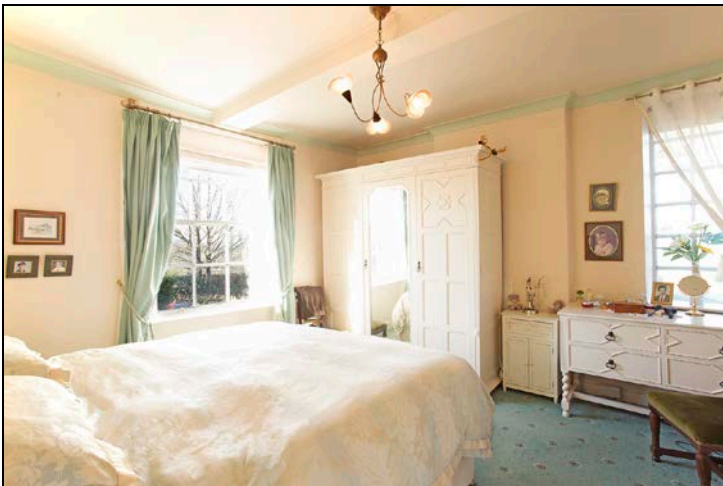
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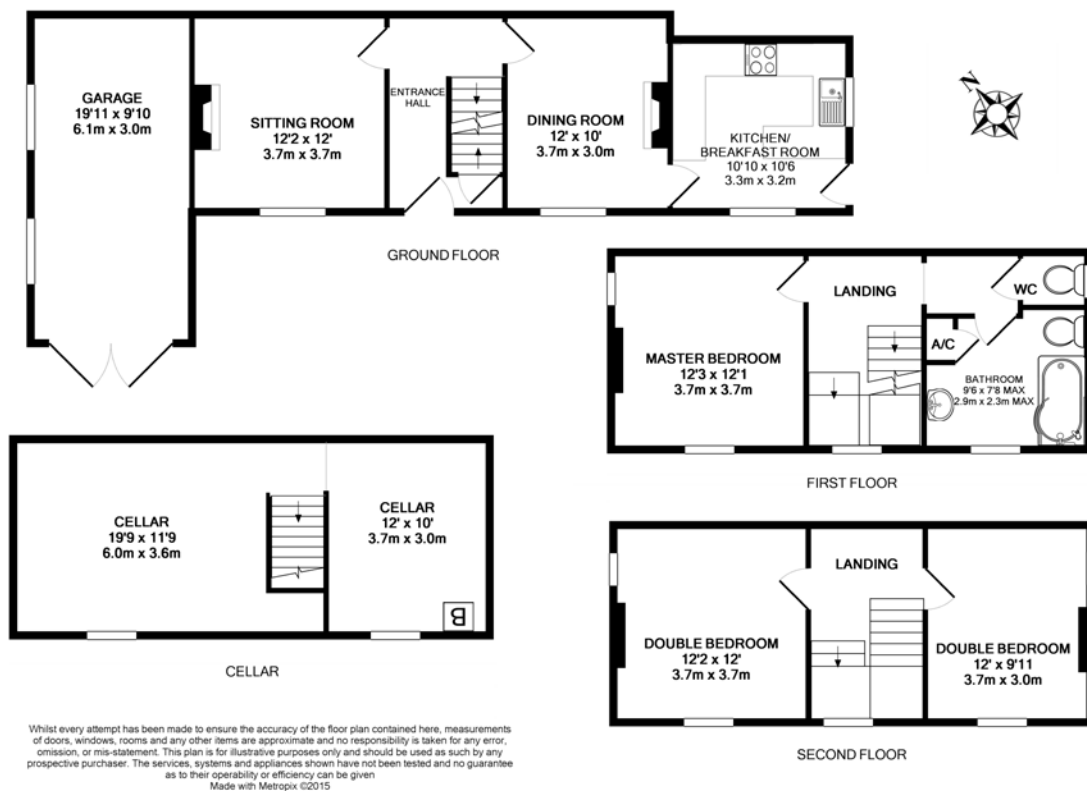
## VIEWING

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

View all of our properties for sale and to let at:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)







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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.