



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 6 RUGPITS

CLEE HILL ROAD, BURFORD, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8HL

GUIDE PRICE  
**£150,000**



### A CHARMING GRADE II LISTED VICTORIAN COUNTRY COTTAGE WITH VIEWS OVER ROLLING FARMLAND.

- KITCHEN AND UTILITY ROOM
- LIVING ROOM WITH OPEN FIREPLACE
- PORCH/SUNROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- WORKSHOP/OFFICE
- MATURE GARDENS
- GARAGE
- PRIVATE PARKING

**NICK CHAMPION LTD**

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



**APPROXIMATE DISTANCES**

Tenbury Wells – 1.3 miles, Ludlow – 7 miles, Leominster – 11 miles, Kidderminster - 19 miles, Worcester - 23 miles, M5 J6 – 25 miles.

**DIRECTIONS**

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 in the direction of Leominster/Shrewsbury. After 0.2 mile turn right onto the B4214/Clee Hill Road and proceed for 0.8 mile and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

**SITUATION & DESCRIPTION**

The country cottage is easily accessible and enjoys lovely views across open farmland. The market town of Tenbury Wells is just a short drive away and offers many facilities including a variety of shops and services, a library, a doctors' surgery, primary and secondary schools, a cottage hospital, cinema and a range of clubs and societies.

6 Ruggpits is a Grade II Listed Victorian end terraced former farm worker's cottage constructed in 1859 of brick elevations under a clay tiled roof with interesting brick-coped Dutch style gables. The property offers cosy accommodation in need of some upgrading. The property benefits from character features, double glazing, oil fired central heating, a workshop, a garage, parking and cottage gardens.

**ACCOMMODATION**

The sunroom/porch extension has a dual aspect and opens into the cosy living room with a feature brick and quarry tile open fireplace. The galley style kitchen has a range of wooden base and wall units incorporating a stainless steel sink/drainer, an Onyx oven and hob with an extractor hood over, space for a fridge and a stable door out to the rear garden. The utility room has a stainless steel sink/drainer, shelving, plumbing for a washing machine and a Worcester Greenstar Heatslave central heating boiler.

Stairs from the sitting room lead up to the first floor landing with doors to the master bedroom with fitted wardrobes and a cupboard, a second double bedroom and the bathroom with a bath, pedestal basin and wc.

**OUTSIDE**

Parking space for up to three cars is available in front of the timber framed single garage (15'6" x 10'8") which has double doors, power and light.

The mature gardens are mostly laid to lawn with established shrub and flower borders and a productive vegetable plot. A path providing a pedestrian right of way to the neighbouring properties divides the front and rear gardens. Located at the far end of the rear garden is a brick and tile outbuilding (11'5" x 6'10") with power, light and a telephone point which has been utilised as a hobby room/office.

**SERVICES**

- Mains water and electricity are connected.
- Shared private drainage.
- Oil fired central heating.

**LOCAL AUTHORITY**

Shropshire Council - Tel: 0345 678 9000  
Council Tax Band C

**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

**MORTGAGES**

For up to date information on availability visit:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

**VIEWING**

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

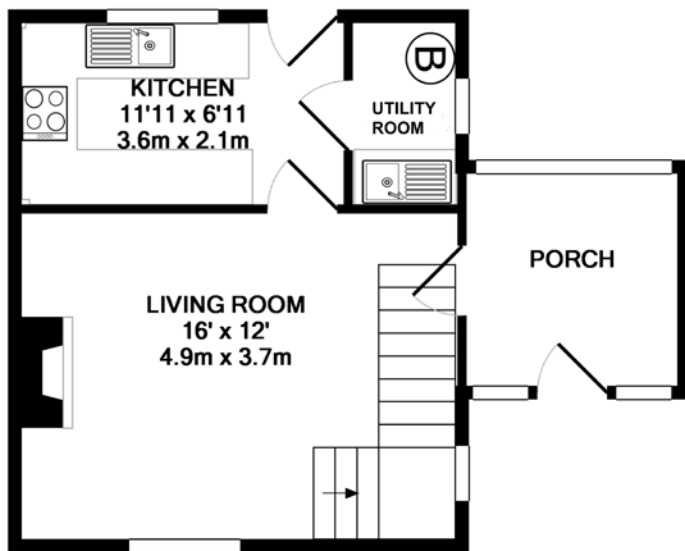
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**LONDON SHOWROOM**

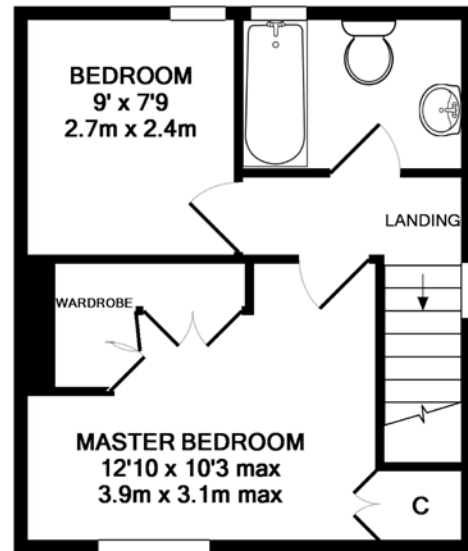
121 Park Lane, Mayfair, London, W1K 7AG  
Tel: 020 7318 7082







GROUND FLOOR



FIRST 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  
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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.

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