



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

YEOMANS BARN

NEWNHAM COURT, NEWNHAM BRIDGE,
TENBURY WELLS, WORCESTERSHIRE, WR15 8JF

GUIDE PRICE
£249,995



AN IMMACULATE BARN CONVERSION WITH FAR REACHING VIEWS OVER PARKLAND.

- KITCHEN/BREAKFAST ROOM
- SPACIOUS LIVING ROOM
- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- GARDENS
- ALLOCATED PARKING
- QUALITY CONVERSION

NICK CHAMPION LTD

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

Tel: 01584 810555 | Fax: 01584 810888

www.nickchampion.co.uk



APPROXIMATE DISTANCES

Tenbury Wells – 4 miles, Ludlow – 14 miles, Kidderminster - 14 miles, Worcester - 20 miles, M5 Junction 6 – 22 miles, Birmingham – 32 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over the Teme Bridge and at the Swan Garage T Junction turn right onto the A456 in the direction of Kidderminster. After 3.4 miles in Newnham Bridge at The Talbot Inn keep straight onto the A443 for Worcester and take the second right hand turn onto the Newnham Court drive as indicated by a Nick Champion arrow. Proceed straight along the drive for 0.1 mile and take the first turning on the left after the wheel wash. The property will be found on the left hand side and there are two allocated parking spaces for Yeomans Barn in the adjacent car park.

SITUATION & DESCRIPTION

The property is approached along a sweeping driveway and is situated within an exclusive development amidst the beautiful Teme Valley. The market town of Tenbury Wells offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, cinema, primary and secondary schools, and a range of clubs and societies. The popular Lindridge C of E Primary School is just a five minute drive away. Newnham Bridge is on a bus route and there is a regular service which runs between Tenbury Wells and Worcester, as well as a school service.

Yeomans Barn is an immaculate mid-terraced barn conversion constructed of mellow brick elevations under a clay tiled roof. The conversion was carried out in 2008 and the property offers spacious and high quality living accommodation featuring ceramic tiled floors in the kitchen, hall and bathrooms, a fully fitted kitchen, exposed beams, high ceilings on the first floor, oak interior woodwork, double glazing, oil fired central heating, allocated parking and manageable gardens.

ACCOMMODATION

A stable door opens into the entrance hall with part glazed doors to the kitchen and living room. The kitchen/breakfast room is light and airy with French doors to outside and has a range of light wood fitted base and wall units with granite worktops incorporating a sink/drain, and integral appliances including an Electrolux double oven and hob with an extractor hood over, an Electrolux dishwasher, fridge, freezer and washing machine, and a cupboard housing the Worcester Bosch oil fired central heating boiler. The spacious living room has French doors to the rear garden. The downstairs cloakroom has a hand basin and wc, and there is a separate cloaks/store cupboard.

Stairs from the entrance hall rise up to the lofty first floor landing with two built in wardrobes. The master bedroom has an ensuite with a Grohe shower, pedestal basin and wc. Two further double bedrooms are serviced by the family bathroom with a bath, pedestal basin and wc.

OUTSIDE

Allocated parking space for two cars is available in the shared carpark with additional visitor parking.

The front garden has a lawn with a patio seating area off the kitchen screened by a laurel bush and a path leading to the front door and is bordered by low brick walls surmounted with wrought iron railings.

The rear garden is mostly laid to lawn with shrub and

flower borders and a patio entertaining area adjacent to the property. The garden is fully fenced on either side for privacy, but the fence at the end of the garden is opaque to allow for enjoyment of the wonderful views across parkland and beyond to the village cricket pitch and hop yards.

SERVICES

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

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C – Full details are available upon request.

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

VIEWING

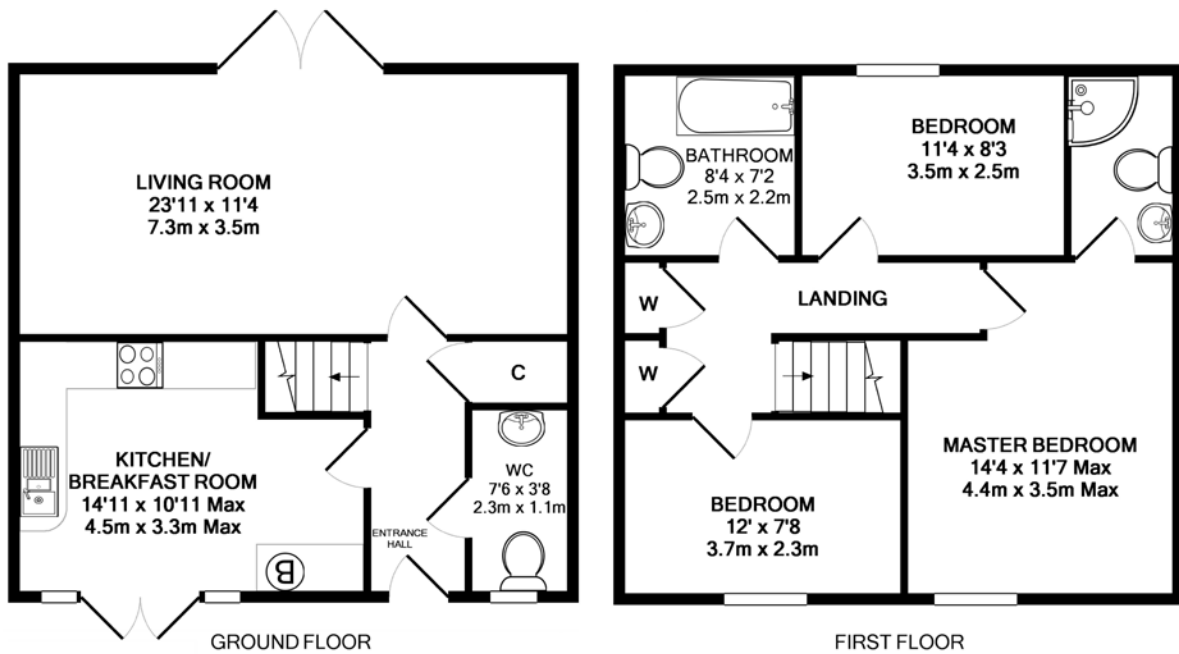
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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.