



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## FERN COTTAGE

KNIGHTON-UPON-TEME, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8NA

GUIDE PRICE

**£450,000**



**AN INDIVIDUAL AND EXTENDED SEMI-DETACHED COUNTRY COTTAGE  
WITH BEAUTIFUL GARDENS IN A TRANQUIL RURAL LOCATION.**

- KITCHEN AND BREAKFAST ROOM
- DINING ROOM AND STUDY
- IMPRESSIVE SITTING ROOM

- THREE/FOUR BEDROOMS
- FAMILY BATHROOM
- SHOWER ROOM

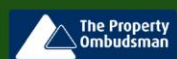
- ESTABLISHED LARGE GARDENS
- ATTACHED GARAGE
- DRIVEWAY PARKING

### NICK CHAMPION LTD

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### **APPROXIMATE DISTANCES (MILES)**

Tenbury Wells – 3.5, Ludlow – 13, Leominster – 13, Kidderminster – 16, Worcester – 21, M5 Junction 6 – 22, Hereford – 26, Birmingham – 35.

### **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 1.8 miles turn left onto a council lane signed Aston Bank. Proceed for 1.4 miles and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

### **SITUATION & DESCRIPTION**

Fern Cottage is situated in the parish of Knighton-upon-Teme nestled in the heart of the Teme Valley. 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, a cottage hospital, cinema, and a range of clubs and societies. The property is within the catchment areas for the popular Lindridge C of E Primary School and Tenbury High Ormiston Academy. There are many footpaths in the vicinity from which you can really appreciate the surrounding countryside.

Fern Cottage is a Victorian semi-detached country cottage which has been extended over the years to provide spacious accommodation, mixing character features such as original cast iron fireplaces with unique and impressive architect-designed space, particularly the lofty sitting room with a fully glazed elevation overlooking the beautiful gardens. The property has been tastefully updated by the present owners with new bathroom and shower room suites, redecoration throughout, the addition of LPG fired central heating with a modern Worcester combi boiler, and a sewage treatment plant shared with the adjoining property has also recently been installed. The property has pretty cottage gardens with the front garden enjoying a south-westerly aspect, an attached garage and gated driveway parking.

### **ACCOMMODATION**

The entrance hall has a quarry tiled floor, an open cloaks area, and doors through to the study and a double bedroom. Steps lead down to a glazed door into the impressive full height sitting room/garden room, which has a quarry tiled floor, a Clearview woodburner with a brick surround, and a south facing fully glazed elevation incorporating French doors to the garden. An opening leads through to the dining room which has a fireplace (not in use). The kitchen has a range of green painted wooden fitted units incorporating an inset sink/drain and a separate ceramic bowl sink, space for a range cooker and fridge/freezer, plumbing for a dishwasher and washing machine, and an opening leads through to the breakfast room which has a glazed door opening onto the front garden. The boiler room houses the Worcester combi boiler. An inner hall leads to the bathroom which has a slipper freestanding bath, pedestal basin and wc, and to a separate shower room with a Triton electric shower in a large cubicle, a hand basin, wc and heated towel rail.

From the hall a door opens onto stairs that rise up to a spacious first floor landing which is utilised as a fourth bedroom and could be partitioned to provide an additional bedroom or bathroom; and off which there is a double bedroom with a cast iron fireplace (not in use) and a built-in wardrobe; and a single bedroom with a cast iron fireplace (not in use) and a built-in wardrobe.

### **OUTSIDE**

The gated driveway provides ample parking space for several cars and leads to the attached garage/workshop. The gently sloping large and delightful mature gardens extend to the north and south and host a profusion of beds and borders with specimen ornamental and fruit trees, abundant flowers, shrubs and sweeping lawns, gravel and patio seating and entertaining areas, a pizza oven, a timber summerhouse and greenhouse.

### **SERVICES**

Mains water and electricity are connected.  
LPG fired central heating – Worcester combi boiler.  
Partial electric underfloor heating.  
Shared private drainage – sewage treatment plant.

### **LOCAL AUTHORITY**

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

### **ENERGY PERFORMANCE CERTIFICATE**

EPC Rating F - Full details available upon request or follow the link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2399-9470-2125-3865>

### **FIXTURES & FITTINGS**

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

### **TENURE**

Freehold

### **VIEWING**

By prior appointment with the 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)**

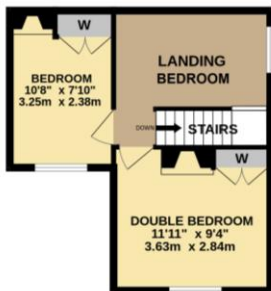
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Photographs taken on 14<sup>th</sup> March 2025  
Particulars prepared March 2025



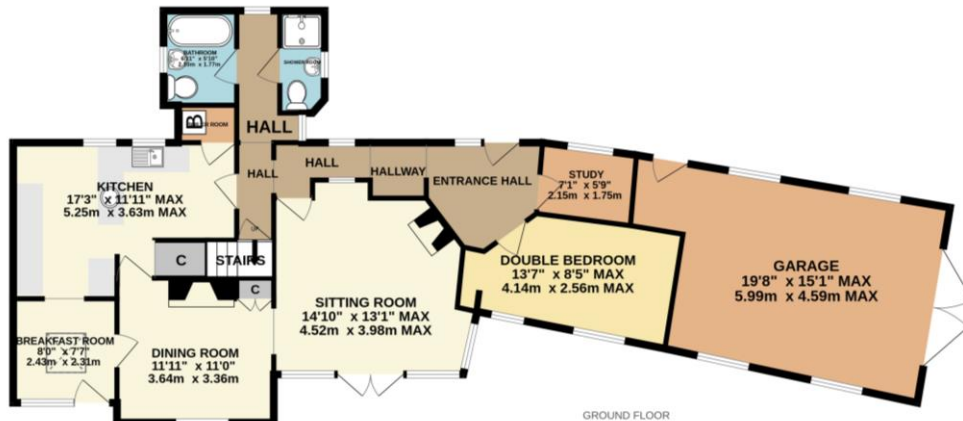








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 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.