



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

ROCK COTTAGE

ROMERS COMMON, BOCKLETON, TENBURY WELLS,
WORCESTERSHIRE, WR15 8PU

GUIDE PRICE

£450,000



**A MODERN SINGLE STOREY ATTACHED FARM BUILDING CONVERSION ON A GENEROUS PLOT
IN A LOVELY RURAL SETTING WITH VIEWS ACROSS FARMLAND.**

- OPEN PLAN KITCHEN/DINING ROOM
- SPACIOUS SITTING ROOM
- UTILITY ROOM
- MASTER BEDROOM & WET ROOM
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- DETACHED TIMBER GARAGE
- AMPLE DRIVEWAY PARKING
- LARGE LEVEL GARDENS

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 4, Bromyard – 7, Leominster – 8, Ludlow – 12, Hereford – 20, Kidderminster – 22, Worcester – 23, M5 Junction 7 – 25, Birmingham – 40.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 in the direction of Leominster. Proceed for 1.4 miles before turning left on Oldwood Common signed Bockleton/Hatfield/Pudleston and after 2.5 miles turn left signed Romers Common and the property is the second on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Rock Cottage is nestled amidst beautiful rolling countryside between the market towns of Tenbury Wells, Leominster and Bromyard. The property is within the Tenbury C of E Primary Academy and Tenbury High Ormiston Academy catchment areas.

Rock Cottage is a single storey attached farm building conversion of about 1,200 sq ft with mellow composite stone faced elevations under a slate tiled roof completed under Class Q in 2019, set in about 0.3 acre (tbv) of grounds. The property is in nearly new condition and the well appointed accommodation features open plan living space with a Howdens fitted kitchen, a contemporary bathroom and ensuite wet room, UPVC framed double glazed windows and doors throughout, mains gas fired central heating with a Worcester boiler, large and level gardens, a detached timber garage and ample parking space.

ACCOMMODATION

An open porch with a composite front door opens into the entrance hall. The open plan kitchen/dining room has a kitchen area with dark grey fitted base and wall units with a quartz worktop incorporating a stainless steel sink/drainage, a Rangemaster dual fuel range cooker with an extractor hood over, integral appliances including a fridge/freezer and dishwasher, and the dining area has a Dimplex wall mounted electric log burner effect fire, bi-fold doors opening onto the patio entertaining area, and an opening through to the sitting room with a sliding patio door to outside and a door back through to the entrance hall. The utility room has dark grey fitted units incorporating a stainless steel sink/drainage, with plumbing for a washing machine, space for a tumble drier, wall mounted shelving and housing the Worcester combi boiler. The master bedroom has an ensuite wet room with a double head thermostatic shower, a hand basin, wc and heated towel rail. There are two further bedrooms and a family bathroom with a bath, a Triton T80 electric shower in a separate cubicle, a vanity basin unit and wc.

OUTSIDE

The gated gravel driveway provides ample parking and turning space and leads on past the barn conversion to the detached insulated timber garage (29'3" x 11'6") with double doors to the front and a pedestrian side access. The front garden is mostly laid to lawn with a side path leading around past a timber garden shed (8' x 6') to the south facing rear garden which has an Indian sandstone patio al fresco entertaining area and gravel for pots.

SERVICES

Mains water, electricity and gas are connected.
Gas fired central heating.
Private drainage.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8071-7034-6140-2454-9926>

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

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www.nickchampion.co.uk

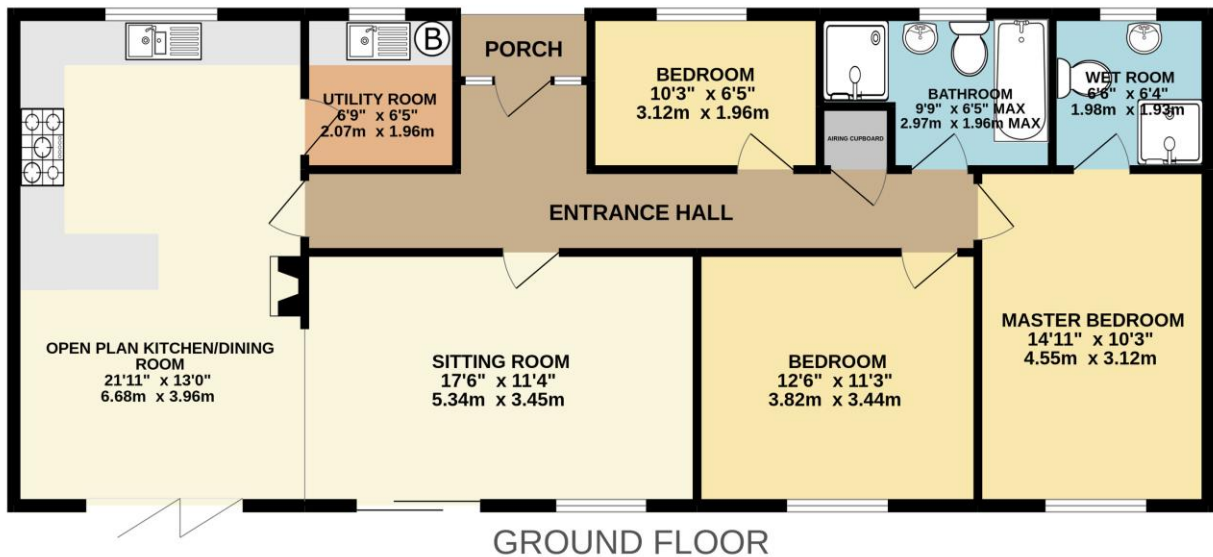
LONDON SHOWROOM

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

Photographs taken on 4th November 2022
Particulars prepared November 2022.







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 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.