



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 2 CANAL BANK COTTAGE

TAVERN LANE, NEWNHAM BRIDGE, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8LR

GUIDE PRICE  
**£350,000**



**A VICTORIAN SEMI-DETACHED COTTAGE WITH A VERSATILE ANNEXE SET ON A GENEROUS PLOT  
IN A POPULAR VILLAGE SETTING WITH LOVELY VIEWS ACROSS THE TEME VALLEY.**

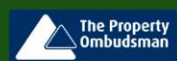
- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- LANDING BEDROOM
- SHOWER ROOM & SEPARATE WC
- DETACHED ANNEXE/HOME OFFICE
- AMPLE DRIVEWAY PARKING
- ESTABLISHED GARDENS

### NICK CHAMPION LTD

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

Tel: 01584 810555 | Email: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

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



## 2 CANAL BANK COTTAGE, TAVERN LANE, NEWNHAM BRIDGE, TENBURY WELLS, WORCESTERSHIRE, WR15 8LR

### APPROXIMATE DISTANCES (MILES)

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

### DIRECTIONS

From Teme Street, Tenbury Wells head north over the Teme Bridge and at the T Junction turn right onto the A456 in the direction of Kidderminster. After 3.3 miles in Newnham Bridge turn left signed Bickley/Knighton-on-Teme and proceed for 0.2 mile before turning left onto Tavern Lane and 2 Canal Bank Cottage will be found along the lane on the right hand side as indicated by a Nick Champion 'For Sale' board.

### SITUATION & DESCRIPTION

The property is situated on a generous sized plot in an elevated position with lovely views across the surrounding countryside. The property is only a short drive away from the market town of Tenbury Wells which offers many facilities including a variety of shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, and a range of clubs and societies.

2 Canal Bank Cottage is a Victorian semi-detached cottage constructed of mellow brick elevations under a clay tiled roof with a later two storey extension and the addition of a conservatory. The property also boasts a modern detached two storey annexe formerly a Treatment Centre constructed of brick elevations under a clay tiled roof which offers tremendous versatility and could be utilised for home working, additional residential accommodation, or converted back to garaging (subject to planning). The property has been well maintained by the present owners and provides comfortable accommodation with characterful features including exposed beams, an original door and fireplaces, with the benefit of wood effect UPVC framed double glazing and solar panels on the roof of the annexe. The property has generous gently sloping gardens and ample parking space.

### ACCOMMODATION

French doors open into an entrance porch with the original entrance door in turn opening into the sitting room with an Esse Dragon multifuel stove on a brick surround, a log store area and a study space. An opening leads through to the dining hall, and on through to the kitchen/breakfast room with wooden base and wall units incorporating a stainless steel sink/drainers, with space for a cooker with a Hotpoint extractor hood over, and space for a fridge/freezer. The side porch has wall mounted store cupboards and part glazed doors opening onto the front and rear gardens. From the dining hall a rear hall leads to the conservatory with a sliding door opening onto the rear garden. The rear hall also leads to the shower room with a Mira Shore electric shower in a large cubicle, a vanity basin unit and fitted cupboards, a separate wc and an airing cupboard housing the immersion tank together with plumbing for a washing machine.

Stairs from the dining hall rise up to the first floor landing bedroom leading to the spacious master bedroom which has fitted and built-in wardrobes and a painted cast iron open fireplace (not in use), and also to a second double bedroom.

### ANNEXE

A part glazed door opens into a reception area leading through to a treatment room, and an office/meeting room which has a sliding partition to create a further treatment area, which contains a vanity basin unit. External steps over a covered log store rise up to a part glazed door opening into a cloakroom with a vanity basin unit, wc and eaves

storage, leading through to a store room with additional eaves storage.

### OUTSIDE

The gravel driveway provides ample parking space for four cars and a gate opens into the south facing front garden which is mostly laid to lawn with shrub and flower borders, and a paved path leading up to an al fresco patio entertaining area. A side access leads to the rear garden which is mostly laid to lawn with a patio and covered BBQ area, a vegetable plot, two apple trees, a greenhouse, timber log cabin style summerhouse (9'8" x 8' ext), two timber garden sheds (8' x 6' ext) and a garden store (16'2" x 7'3" ext).

### SERVICES

Mains water and electricity are connected.  
Electric night storage heating.  
Shared private drainage.

### LOCAL AUTHORITY

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

### ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0388-1976-7219-6771-6980>

### 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)

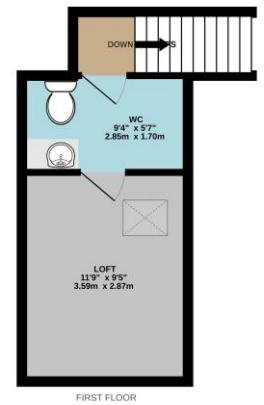
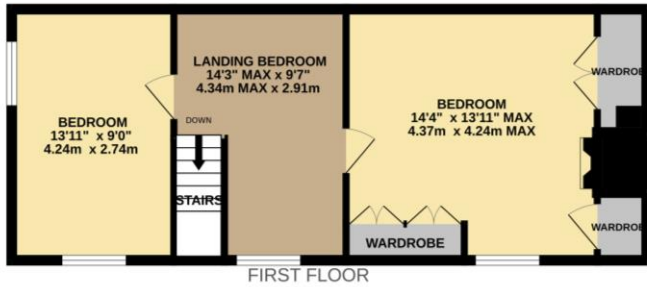
### LONDON SHOWROOM

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

Photographs taken on 8<sup>th</sup> February 2023  
Particulars prepared February 2023.







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.  
Made with Metropix ©2023



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.  
Made with Metropix ©2023

N218 Printed by Ravensworth 01670 713330

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.