



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

GREENHILL COTTAGE

TENBURY WELLS, WORCESTERSHIRE, WR15 8BG

GUIDE PRICE

£295,000



**A HIDDEN GEM – A CHARMING GRADE II LISTED DETACHED COTTAGE SET IN ABOUT 0.35 ACRE (TBV)
TUCKED AWAY IN A SECLUDED POSITION BEYOND THE EDGE OF THE MARKET TOWN.**

- KITCHEN
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- BATHROOM
- OUTBUILDING
- ESTABLISHED LARGE GARDENS

NICK CHAMPION LTD

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www.nickchampion.co.uk



GREENHILL COTTAGE, TENBURY WELLS, WORCESTERSHIRE, WR15 8BG

APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.3 mile, Ludlow – 10 miles,
Leominster – 11 miles, Bromyard – 11 miles,
Kidderminster – 18 miles, Worcester – 22 miles,
Hereford – 23 miles, M5 Junction 6 – 24 miles,
Birmingham – 38 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head south and take the B4204 sign posted Clifton-upon-Teme. Take the first right hand turn into Greenhill Close and follow the road to the end before continuing on foot on the footpath between Greenhill Close and Greenhill Gardens in a south-westerly direction. Take the first gate on the left hand side and follow the path up to the second gate which leads to the property.

SITUATION & DESCRIPTION

The property is situated on a generous sized plot of about 0.35 acre (tbv) in an elevated position with lovely views across the surrounding countryside. The property is just a short walk from the market town centre 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.

Greenhill Cottage is a Grade II Listed detached timber framed cottage originally built in the late 17th Century with mid 20th Century extensions and alterations. The property provides cosy and comfortable accommodation which would benefit from some upgrading. The property is set in established gently sloping south facing gardens which are a haven to wildlife. The property will appeal to a wide range of purchasers including those who would like to be in the countryside and still be within easy walking distance of facilities.

ACCOMMODATION

The entrance porch opens into the sitting room which has an open fire set on a tiled hearth with a stone surround. An inner hall leads through to the dining room with understairs shelving, and to the kitchen which has a range of light wood base and wall units incorporating a sink/drainer and with space for appliances. A door leads through to a cloakroom with adjacent larder with shelving, and on through to the ground floor bathroom which has a bath with a Triton T80 EasiFit+ shower over, a pedestal basin and wc. A rear porch off the kitchen has two doors opening onto the garden.

Stairs from the inner hall rise up to the first floor landing. The master bedroom has an airing cupboard housing the Ideal combi boiler. There are two further bedrooms.

OUTSIDE

The property is set within 0.35 acre (tbv) of established and private mainly south-facing gardens. There is a sunny raised patio al fresco entertaining area to the front from which the gardens can be enjoyed. There are gently sloping lawns interspersed with mature ornamental trees and shrubs, established shrub and flower borders, a fish pond, and an area which was formerly a productive vegetable and soft fruit plot with two greenhouses. A brick and concrete block outbuilding adjacent to the property with power and light houses a workshop (15'8" x 7'8"), a utility room (11'1" x 9') with plumbing for a washing machine, space for further appliances, a store (5'5" x 3'), and an open log store to the rear. The property has no allocated parking space.

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

HISTORIC ENGLAND

Greenhill Cottage is a Grade II Listed Building
List Entry Number: 1179882

See link below for further information:
<https://historicengland.org.uk/listing/the-list/list-entry/1179882>

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

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

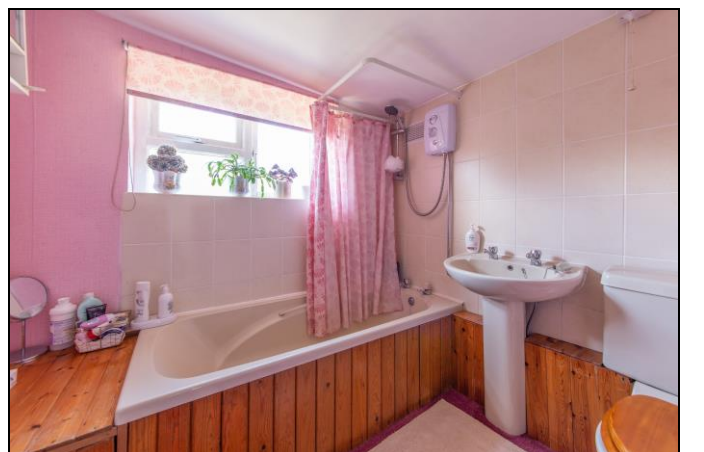
LONDON SHOWROOM

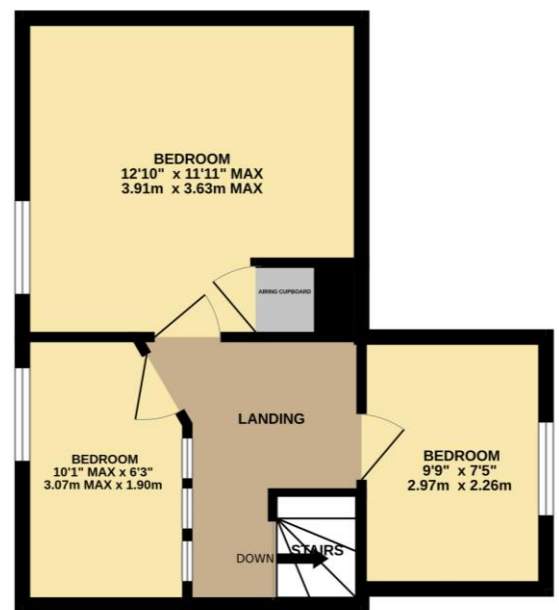
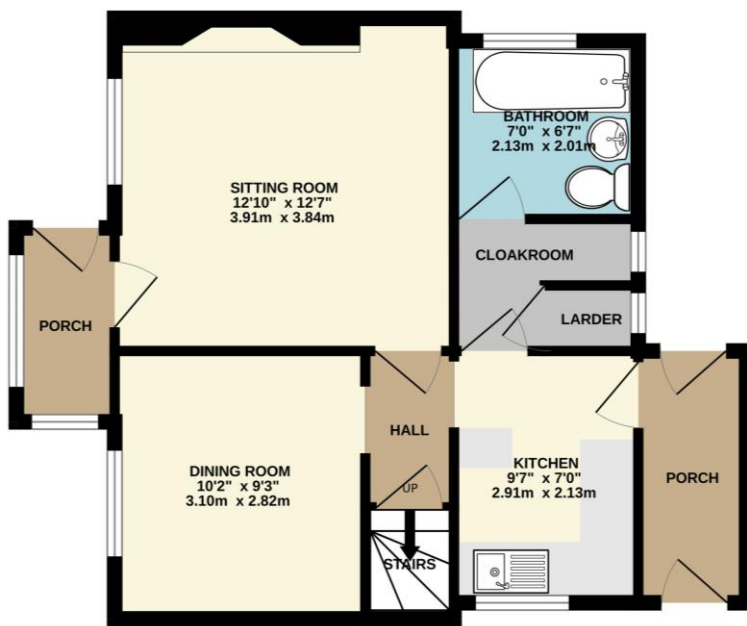
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Photographs taken on 13th April 2023
Particulars prepared April 2023.

what3words: ///marzipan.gasping.yours







GROUND FLOOR

FIRST FLOOR

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.