



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

THE BOAT HOUSE

WORCESTER ROAD, NEWNHAM BRIDGE, TENBURY WELLS,
WORCESTERSHIRE, WR15 8JA

GUIDE PRICE

£325,000



**A VICTORIAN DETACHED COTTAGE FOR IMPROVEMENT SET IN ABOUT 1.67 ACRES (TBV)
WITH FINE VIEWS ACROSS THE TEME VALLEY.**

- KITCHEN
- TWO RECEPTION ROOMS
- CONSERVATORY & STUDY
- THREE BEDROOMS
- GROUND FLOOR BATHROOM
- GARDEN ROOM & OUTSIDE WC
- OUTBUILDING
- DOUBLE CARPORT & PARKING
- GARDENS, WOODLAND & PADDOCK/ORCHARD

NICK CHAMPION LTD

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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 2.8, Ludlow – 12.5, Kidderminster – 15.5, 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 2.6 miles the property will be found on the left hand side.

SITUATION & DESCRIPTION

The property is conveniently situated in an elevated position with fine views across the surrounding countryside. The property approached off the A456 and 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.

The Boat House is a Victorian detached cottage constructed circa 1880 of painted brick elevations under a tiled roof with later single storey extensions to the north and east elevations. The property has been in the same ownership for nearly 40 years and would benefit from some upgrading. The property has electric central heating and partial UPVC double glazing. The property has generous sloping gardens, a double carport and ample driveway parking space, a paddock/orchard and woodland, in all about 1.67 acres (tbv).

ACCOMMODATION

A part glazed entrance door opens into the sitting room with quarry tiled floor, a bio ethanol fire in a stone surround, an airing cupboard housing a hot water cylinder with shelving, and an understairs store cupboard. The dining room has a quarry tiled floor, and a Gazco electric fire on a stone hearth, and leads through to the bathroom which has a bath with a Triton T80 shower over, a hand basin and wc. The kitchen has a range of wooden base units incorporating a stainless steel sink/drainer, leading through to a study/store with fitted base units. The conservatory has fitted cupboards and a glazed door to outside, and an adjoining garden room with external access.

Stairs rise up from the dining room to the first floor landing. The master bedroom has fitted wardrobes. A single bedroom off the landing leads through to a second double bedroom with fitted wardrobes.

OUTSIDE

The stoned driveway provides parking for up to three cars leading to the timber and corrugated iron sheeted double carport (19'6" x 15'9"). There is an additional single parking pull in to the south-east of the house. A path from the parking area leads through the sloping gardens to the cottage, and past a timber garden shed (9'8" x 7'5"). To the east of the cottage is a paved patio with a fishpond and adjacent outbuilding comprising of a log store/coal shed (7'3" x 5'6") and utility store (6'8" x 6'1") with power and light. To the rear of the cottage there is a brick outside wc with attached log store. A path leads on through a sloping area of lawn with mature trees, shrubs, flower borders, a raised decked seating/viewing area and a level productive vegetable and soft fruit plot, and on past two timber garden sheds (9'4" x 7'8" and 7'7" x 5'7") and an open fronted timber garden store (9'6" x 7'8") to the paddock/orchard above which has a selection of fruit trees and a timber garden shed (9'8" x 7'7").

SERVICES

Mains water and electricity are connected.
Electric heating – Santon PremierHeat Electric Flow Boiler
Private drainage – sewage treatment plant.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/3600-6196-0422-4225-3473>

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

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

Photographs taken on 20th April 2023
Particulars prepared April 2023.

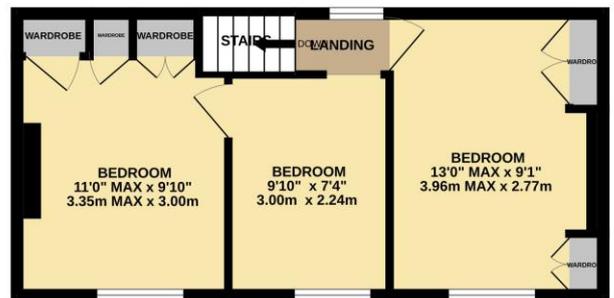
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GROUND FLOOR



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 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.