



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

THE TACK ROOMS

LINDRIDGE, TENBURY WELLS, WORCESTERSHIRE, WR15 8JQ

GUIDE PRICE

£260,000



**AN ATTRACTIVE AND COMPACT BARN CONVERSION WITH BEAUTIFUL GARDENS
AND LOVELY VIEWS ACROSS THE TEME VALLEY.**

- OPEN PLAN KITCHEN/LIVING ROOM
- DOUBLE BEDROOM
- MEZZANINE SLEEPING PLATFORM
- BATHROOM
- UTILITY SHED
- ESTABLISHED GARDENS
- GARAGE
- TWO ALLOCATED PARKING SPACES
- POTENTIAL HOLIDAY HOME

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www.nickchampion.co.uk



THE TACK ROOMS, LAMBSWICK BARN, LINDRIDGE, TENBURY WELLS, WORCESTERSHIRE, WR15 8JQ

APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 6, Ludlow – 15.5, Kidderminster - 13, Worcester - 17, M5 Junction 6 – 18, Birmingham – 31.5.

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 3.4 miles in Newnham Bridge at The Talbot Inn keep straight onto the A443 for Worcester and after 2.4 miles turn left for Frith Common before taking the first left for Lambwick Barns and the allocated parking will be found on the left hand side.

SITUATION & DESCRIPTION

The property is situated in an exclusive courtyard development of barn conversions nestled amidst and with stunning views across the beautiful 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, primary and secondary schools, and a range of clubs and societies. Lindridge C of E Primary School is nearby and Lindridge is on a bus route with a regular service between Tenbury Wells and Worcester. There are abundant footpaths nearby for exploring the local countryside.

Viewing is essential to fully appreciate everything The Tack Rooms has to offer including the lovely rural views, well-designed compact accommodation and beautiful gardens. The property is a quality character conversion forming part of a Victorian range of barns. The end-terrace conversion has been well-maintained by the present owners, and benefits from hardwood framed double glazing and doors throughout, LPG gas fired central heating, west-facing attractive gardens, a garage and ample allocated parking space. The Tack Rooms would suit a wide range of Purchasers and would make an ideal holiday home.

ACCOMMODATION

A stable door opens into the open plan kitchen/living room with exposed floorboards, the kitchen area has cream base and wall units with black granite tops incorporating a Belfast sink, with an integral Beko electric oven and a gas hob with an extractor hood over, and the sitting/dining area has a woodburning stove on a raised tiled hearth, an understairs cupboard and a side door to outside.

Stairs rise up to the first floor double bedroom currently utilised as a sitting room/study with exposed floorboards and French doors opening onto a Juliet balcony. The bathroom has a bath with a mixer shower over, a pedestal basin, wc, heated towel rail and a cupboard housing the Worcester combi boiler.

Ladder stairs rise up to a mezzanine sleeping platform with adjacent eaves storage cupboard.

OUTSIDE

The Lambswick Barns stoned shared driveway leads to a timber garage block with an allocated single garage (17'5" x 9'11") for The Tack Rooms with double garage doors, power, light and a mezzanine storage platform, with one allocated parking space in front of the garage, and one further allocated parking space with further visitor parking available. The Tack Rooms is found at the end of the communal gravel courtyard with its own private gravel area for seating and pots. A side path leads around to the enclosed west-facing rear garden which has a patio entertaining area, a lawn with established shaped beds and borders, a log store and a timber garden shed (6' x 5'7").

A painted timber utility shed (9'11" x 5'11") has plumbing for a washing machine, space for a tumble drier, fridge and freezer, and fitted shelving.

SERVICES

Mains water and electricity are connected.
LPG gas fired central heating – Flogas managed metered supply.
Shared private drainage.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8637-4426-2200-0673-7206>

FIXTURES & FITTINGS

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

TENURE

Freehold

The property is subject to service charges relating to the shared private drainage system and communal areas of the development – please contact the Agent for further information.

VIEWING

By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555

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www.nickchampion.co.uk

LONDON SHOWROOM

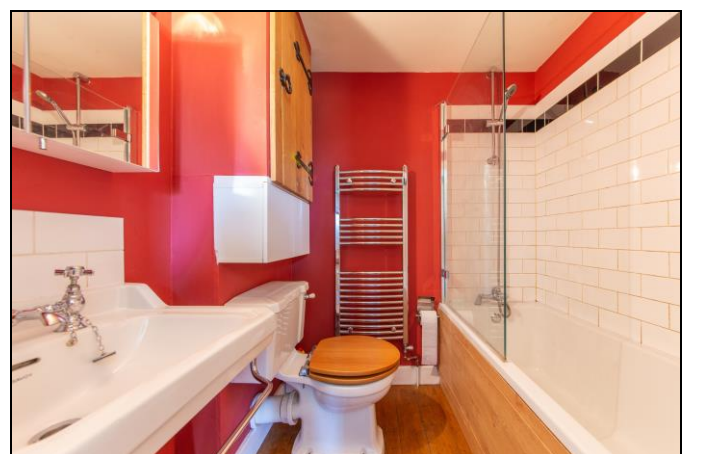
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Tel: 020 7318 7082

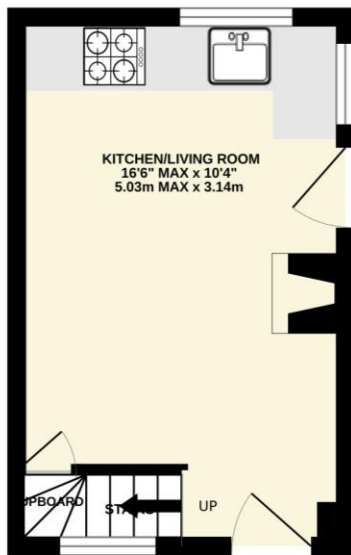
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Photographs taken on 3rd May 2023

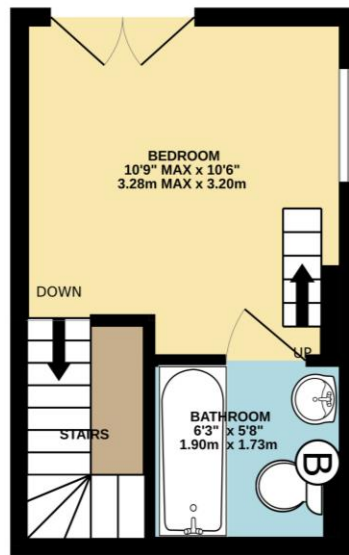
Particulars prepared May 2023.



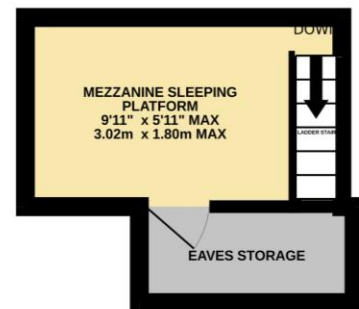




GROUND FLOOR



FIRST FLOOR



MEZZANINE

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.