



WOODLINGS BARN

NEWNHAM COURT, NEWNHAM BRIDGE,
TENBURY WELLS, WORCESTERSHIRE, WR15 8JF



NICK
CHAMPION

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A SUBSTANTIAL DETACHED BARN CONVERSION WITH ANNEXE SET IN LARGE GARDENS WITH WONDERFUL FAR REACHING VIEWS ACROSS TEME VALLEY FARMLAND.

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- CLOAKROOM AND UTILITY ROOM
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- ATTACHED ANNEXE WITH SEPARATE ACCESS
- OPEN PLAN KITCHEN/LIVING ROOM
- DOUBLE BEDROOM AND WET ROOM
- PATIO ENTERTAINING AREA
- LARGE SOUTH FACING GARDENS
- CARPORT AND DRIVEWAY PARKING

APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 3.8, Ludlow – 13.5, Kidderminster – 14.5, Worcester – 19.5, M5 Junction 6 – 20.5, Birmingham – 33.

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 at the crest of the bank turn right onto the Newnham Court Farm driveway, before taking the second left and Woodlings Barn will be found at the end of the shared driveway as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is set in an exclusive development of three Victorian barn conversions set amidst the beautiful Teme Valley countryside. 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, and a range of clubs and societies. The property is within the catchment areas for the popular Lindridge C of E Primary School and Tenbury High Ormiston Academy. Newnham Bridge is on a bus route and there are regular services which run between Tenbury Wells and Worcester and Kidderminster, as well as a school service. There are several excellent private schools in the locality including Moor Park, Lucton

School, The King's School and RGS in Worcester, and Hereford Cathedral School, and transport to these schools is available locally.

Viewing is essential to fully appreciate everything Woodlings Barn has to offer including the wonderful views, versatile and contemporary accommodation and large gardens. The property is a well-appointed character conversion (circa 2002) of a Victorian brick and tile barn which previously served the Newnham Court Estate. The property was extended by the present owners circa 2018 with the addition of a two storey annexe which is perfect for multi-generational living, but would also be well suited as an Air BnB or long term let. The property benefits from double glazing throughout, LPG gas fired central heating with Worcester combi boilers, ample parking space and generous mainly south facing gardens. The property is offered with no upward chain.

ACCOMMODATION

French doors open into the kitchen/breakfast room with grey painted wooden fitted units incorporating a sink/drain, integral appliances including an Indesit double oven, gas hob with extractor hood over, fridge, freezer and dishwasher. The utility room has a stainless steel sink/drain, plumbing for a washing machine, space for a tumble dryer, and housing for the Worcester combi boiler. From the kitchen/breakfast room an inner hall has an adjacent cloakroom with hand basin and wc, and steps

lead down to the dining room with a Karndean oak effect floor, a patio door to outside and French doors lead through to the spacious sitting room with a Karndean oak effect floor, a woodburning stove set on a stone hearth in an inglenook style brick fireplace, and French doors opening onto the garden.

Stairs from the inner hall rise up to the split level first floor landing. The master suite has a dressing room with fitted wardrobes leading through to the double bedroom and an ensuite with a dual head thermostatic shower, vanity basin unit and wc. There are two further double bedrooms, a generous single bedroom with a walk in wardrobe/study area, and a family bathroom with a bath, separate thermostatic shower, pedestal basin and wc.

ANNEXE

A linked entrance hall provides access to the main house, annexe and garden. A door opens into the open plan kitchen/living room with an understairs storage area, larder cupboard, dark grey laminate fitted units incorporating a stainless steel sink/drain, and integral appliances including a slimline dishwasher, fridge/freezer, washer/dryer, electric oven, microwave oven and gas hob with extractor hood over. Stairs rise up to the first floor landing leading to the spacious double bedroom with fitted cupboards and wardrobes, a small study/store housing the Worcester combi boiler, and a wet room with a dual head thermostatic shower, vanity basin unit, wc and heated towel rail.

OUTSIDE

A shared driveway to the barn conversion development provides access to the carport and to ample driveway parking space in front of the property. The enclosed west facing split level patio has ample space for pots and outdoor furniture for al fresco entertaining on sunny summer evenings. A solid gate leads through to the main expanse of garden which is south facing and has a large level lawn with a patio entertaining area, established shrub and flower borders, a number of ornamental trees and plenty of privacy. A further enclosed east facing garden which could be allocated to the annexe has a patio path, lawn, vegetable plot, greenhouse and a timber workshop with power and light.

SERVICES

Mains water and electricity are connected.
LPG fired central heating – 2 x Worcester combi boilers.
Private drainage.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D - Further details are available upon request or by following the link:
<https://find-energy-certificate.service.gov.uk/energy-certificate/9800-1488-0222-8324-3543>

TENURE

Freehold with vacant possession on completion.
The property is subject to service charges relating to the communal areas of the development and there is a Management Company in place – please contact the Agent for further information.

LOCAL AUTHORITY

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

FIXTURES & FITTINGS

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

METHOD OF SALE

The property is for sale by private treaty. Guide Price: £725,000

VIEWING

Strictly by prior appointment with the Sole Agent: – Nick Champion

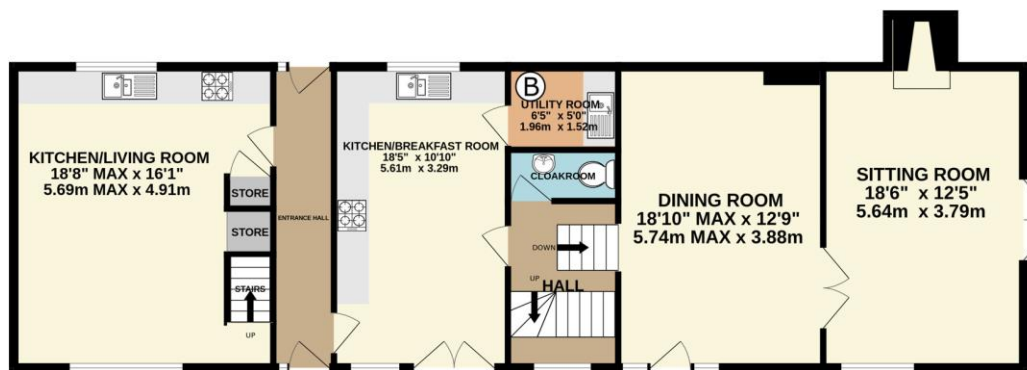
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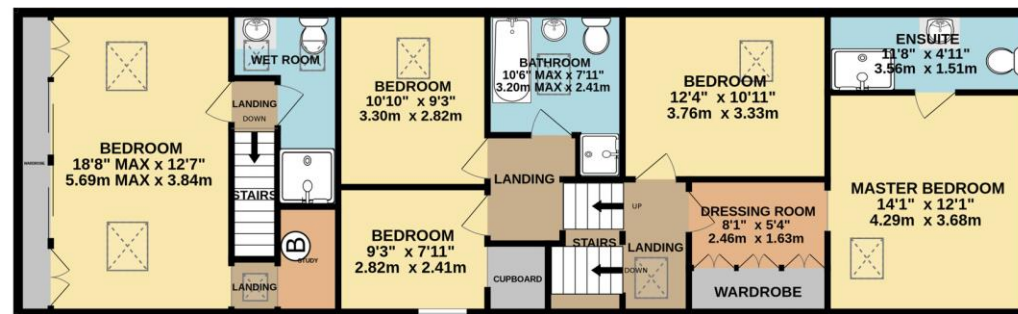
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PHOTOGRAPHS TAKEN: 25th May 2024 PARTICULARS PREPARED: May 2024





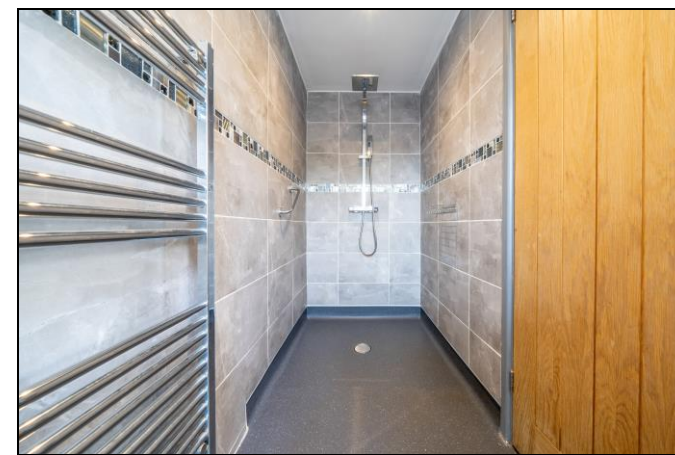
GROUND FLOOR



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.







