



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

THE COTTAGE, UPPER DODDENHILL FARM NEWNHAM BRIDGE, TENBURY WELLS, WORCESTERSHIRE, WR15 8NU

GUIDE PRICE
£295,000



A CHARACTER FARMHOUSE WING WITH A SOUTH FACING GARDEN AND OUTSTANDING VIEWS ACROSS THE TEME VALLEY.

- KITCHEN/BREAKFAST ROOM
- SPACIOUS LIVING ROOM
- GROUND FLOOR SHOWER ROOM
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- STUDY/DRESSING ROOM
- RANGE OF OUTBUILDINGS
- AMPLE PARKING SPACE
- SOUTH FACING GARDEN

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APPROXIMATE DISTANCES

Tenbury Wells – 4.7, Cleobury Mortimer – 7.5, Bewdley – 10, Kidderminster – 13.5, Ludlow – 15, Worcester – 19, M5 Junction 6 – 20, Hereford – 27.5, Birmingham – 32.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn right onto the A456 signed Kidderminster. Proceed for 3.4 miles and in Newnham Bridge turn left to stay on the A456. After 1 mile the driveway to the property will be found on the right hand side as indicated by a Nick Champion arrow.

SITUATION & DESCRIPTION

The Cottage, Upper Doddenhill Farm is conveniently situated just off the A456 in an elevated setting with magnificent views across the Teme Valley. The property is just a short drive away from the market town of Tenbury Wells which offers a good range of shops and services, and Kidderminster is within easy reach. There is a regular bus service running from Tenbury Wells to Kidderminster and Worcester. The property is within the Lindridge St Lawrence C of E Primary School and Tenbury High Ormiston Academy catchment areas.

The Cottage is one half of the original farmhouse which was split in the late 20th Century and has a wealth of character features including exposed beams and original fireplaces. The property is constructed of brick elevations under a clay tiled roof with some timber framed brickwork internally. The Cottage benefits from private parking space, traditional brick outbuildings and a south facing garden. The property would benefit from some further improvements and has a cellar which is accessed externally, and a loft with a gable end window, which could offer some scope for conversion to further accommodation. The property is offered for sale with no upward chain.

ACCOMMODATION

A part glazed door opens into the entrance hall. The kitchen/breakfast room has a range of fitted white units incorporating a stainless steel sink/drain, an integral Lamona electric oven and hob, plumbing for a washing machine, space for a fridge/freezer and tumble drier, and housing the Worcester combi boiler. The ground floor shower room has an electric shower in a large cubicle, a pedestal basin, wc and heated towel rail. A step up from the entrance hall opens into an inner hall with an understairs cupboard. The generous and sunny living room has an inglenook fireplace with a woodburning stove on a brick hearth, and French doors open out onto the garden.

From the inner hall stairs rise up to the first floor landing with a loft hatch. There are two large double bedrooms, each with feature fireplaces (not in use), and one with a study/dressing room with potential for an ensuite. The shower room has a Mira Sport electric shower, a pedestal basin and wc.

OUTSIDE

A right of way across a shared stoned driveway leads to a gravel parking/turning area with space for up to three cars in front of an attached traditional brick and tile outbuilding forming a store (14'2" x 7'3") and log store (7'4" x 6'8"). There is space for outdoor seating and pots. The south facing rear garden has a gravel al fresco entertaining area, a level lawn and established shrub and flower borders.

N.B. A fence will be erected to enclose the garden by the Vendors prior to sale.

SERVICES

Mains water and electricity are connected.
LPG fired central heating – Worcester combi boiler.
Shared private drainage – septic tank.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/7734-0428-3000-0160-8276>

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 Sole Agents: –

Nick Champion - Tel: 01584 810555

E-mail: info@nickchampion.co.uk

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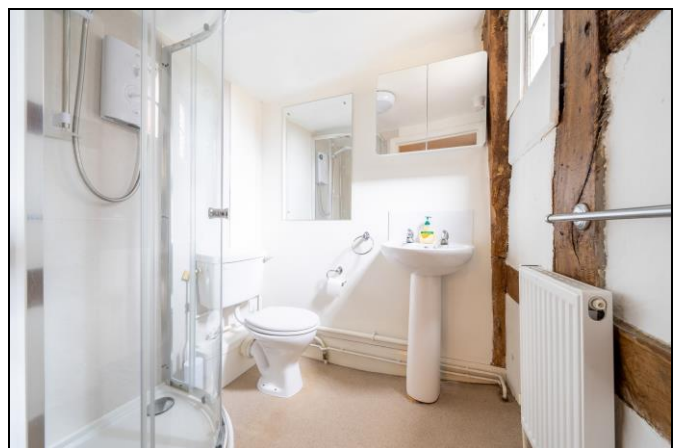
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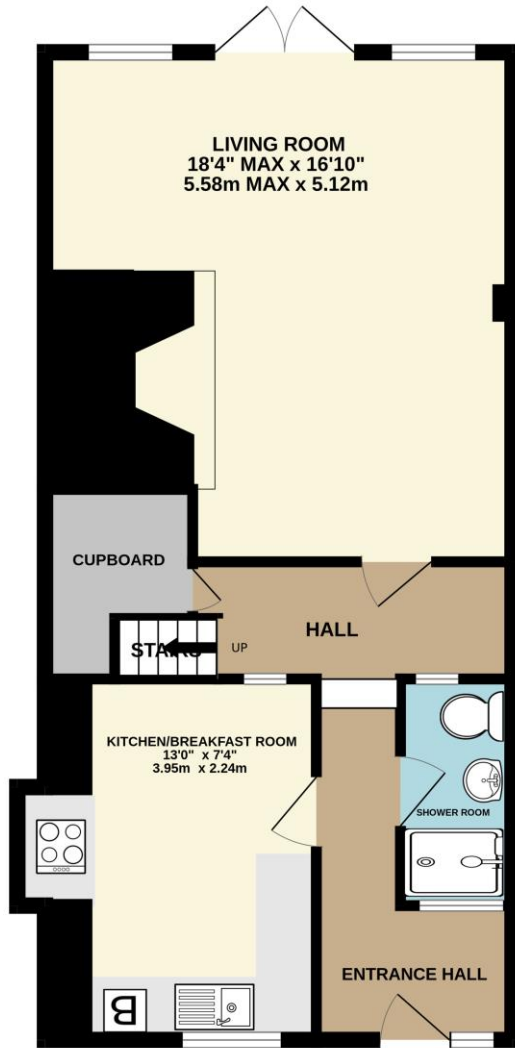
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Photographs taken: 28th August 2024

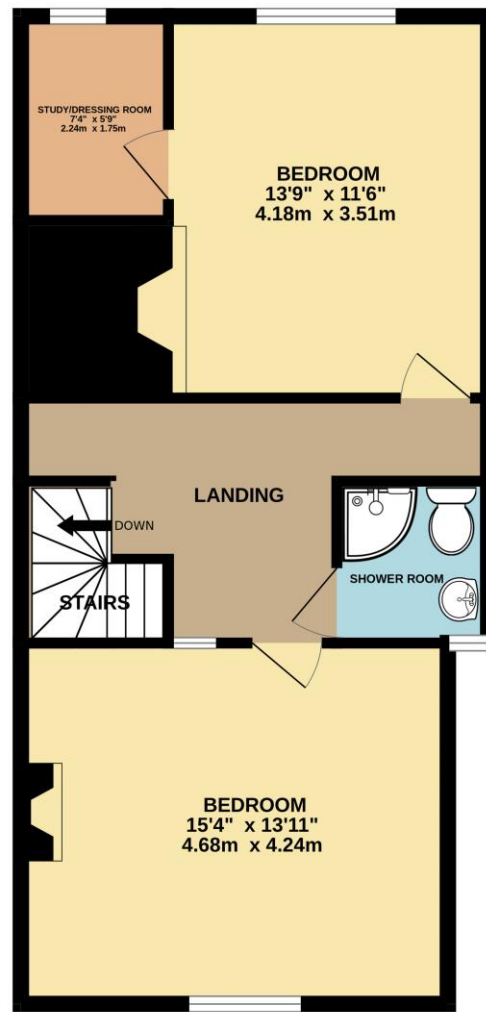
Particulars prepared: September 2024.







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.