



The Fold, Stockon On Teme, Worcestershire, WR6 6UT

G HERBERT  
BANKS

EST. 1898



The Fold  
6 Court Farm  
Stockton on Teme  
Worcestershire  
WR6 6UT

A wonderful mid terraced Listed barn conversion in the beautiful Teme Valley. Set in an attractive courtyard development.

Hall, Inner Hallway, 3 Bedrooms, Bathroom, Shower Room. Open-plan Living Room/Dining Room and Well-appointed Kitchen. Study or Potential 4<sup>th</sup> Bedroom, Utility Room.

In All About 1325 sq.ft.

## Situation

The picturesque hamlet of Stockton on Teme lies in the heart of the Teme Valley between Worcester and Tenbury Wells. The house lies adjacent to the splendid St Andrews Church with its Norman Nave which was altered in the 14th Century.

A range of local services are available in the nearby villages of Great Witley and Abberley including excellent primary schools, post offices/general stores, garages and in Abberley, a public house. Great Witley also has a doctor's surgery. Stockton on Teme is also in the catchment area for The Chantry School.

There is a small complex of local shops and amenities at Stanford Bridge. One mile down the country lane or across the fields to The Bridge Public House. And Mill Farm Country Retail with its farm shop, hair dressers, café, garden centre, gift shop.

The market town of Tenbury Wells is 8 miles and Worcester 11.5 miles. Worcester and Kidderminster have direct rail links to London and Birmingham. There is M5 motorway access via junctions 5 at Wychbold and 6 and 7 to the north and south of Worcester.

## Description

The Fold is a most attractive Grade II Listed red brick barn. The inverted accommodation is well-presented throughout and benefits from double glazing.

The house is approached by a reception hall with tiled floor and feature curved wall. Beyond this is a spacious inner hallway and further hallway with airing cupboard. There are three bedrooms, bathroom with white suite and separate shower room.

The real focal feature of this most delightful house is the fabulous large open-plan reception room. This provides great entertaining and social space with the living room having a multi-fuel burning stove and exposed stone wall. There is a dining area and well-fitted kitchen. This includes a Smeg cooker with a self cleaning oven and chimney hood over, integral fridge and breakfast bar. A door off this room leads to the rear courtyard. The space in this room is enhanced by the magnificent vaulted ceiling with exposed oak timber A-frame.

Beyond this stunning reception space is a study, an ideal place for home working with superfast broadband available. There is also a separate utility room.

Access to roof space providing a good storage area with the oil-fired central heating boiler and hot water cylinder.

## Outside

Gravelled parking for up to three vehicles to the front of the house.

Attractive lawned fore garden with stocked borders.

There is a lovely rear partially walled courtyard approached by timber decking steps. It includes two log stores, a timber shed and rear gate with vehicle. There is a fine aspect of the historic village church from this courtyard and views over the glorious Teme Valley.

## GENERAL INFORMATION

### Services

Mains water and electricity. Private communal drainage situated within the centre of the development. Oil fired central heating. The waste drainage is to a Treatment Plant.

### Local Authority

Malvern Hills District Council Tel: 01684 862151

### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale

### Management Charge

There is a management charge of £60 Per month to cover communal areas and the treatment plant.

### Viewing

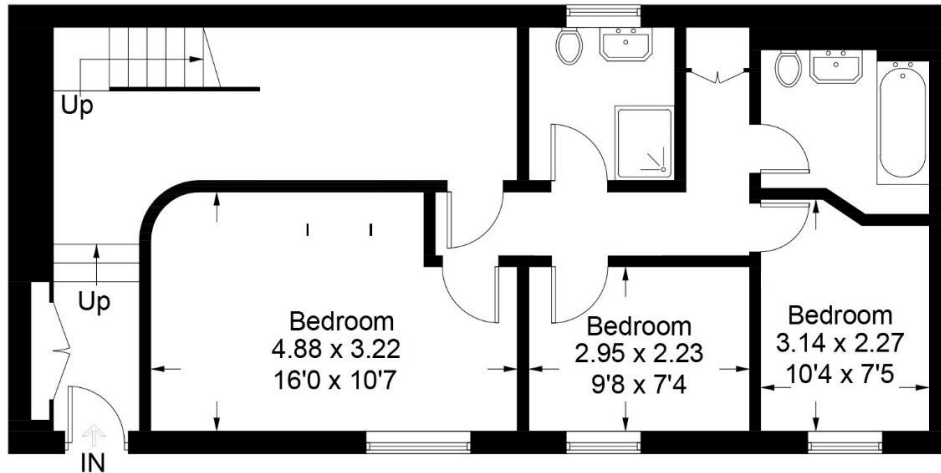
Via the Sole Agent's Great Witley Office  
Tel: 01299 896968.

### Directions

From Worcester take the A443 towards Tenbury Wells. Continue for some distance passing through the villages of Holt Heath, Great Witley and Abberley. Upon entering Stockton on Teme, turn left by the church signposted for Stanford Bridge and Shelsley Walsh. The property will be seen a short distance ahead on your left-hand side as identified by the Agents for sale board.

# The Fold

Approximate Gross Internal Area = 123.1 sq m / 1325 sq ft  
(Excluding Void)



Lower Floor



Upper Floor

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