



North Cote, Stoke Bliss, Tenbury Wells

G HERBERT
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North Cote, Bank Street, Stoke Bliss, Tenbury Wells, WR15 8RY

A wonderfully positioned Teme Valley country house with glorious views.

- Two porches, reception hall, sitting room, conservatory, bathroom, dining room, breakfast kitchen, utility room and cloakroom
- Four bedrooms and ensuite shower room
- Double garage
- Delightful large gardens
- Around 0.46 of an acre

Situation

North Cote is a beautifully situated country house within the magnificent Teme Valley. From its elevated setting it commands stunning views over the surrounding valley towards Clee Hill.

The property is very well placed for the local historic towns of Bromyard and Tenbury Wells, which provide an extensive range of amenities including both junior and senior schools, doctors and dentist surgeries, vets, leisure centres and in Tenbury the splendid historic Art Deco Regal Theatre/cinema.

The surrounding countryside provides many rewarding walks and countryside opportunities.

The property is also well placed for access to the Cathedral cities of Hereford and Worcester. Together with the very charming town of Ludlow. All the centres have railway stations.

There is M5 Motorway access via junctions 5 at Wychbold and 6 at north Worcester.

Description

North Cote is a very appealing country home originally built around 1953 and subsequently extended in the 1990's. The present owners have modernised and refurbished the property over the period of the last 7 years. The house has double glazing, LPG central heating and the superb large breakfast kitchen was refitted around 12 months ago. Complimenting the house are most delightful large gardens.

This is a fabulous country home which we would strongly recommend viewing.

North Cote is approached by an entrance porch leading to the reception hall with wood effect laminate floor. To the right of the hall is a sitting room with original wood block floor and small fireplace (presently sealed). Double doors lead through to the double glazed conservatory with doors to the exterior and electric heating.

Also lying off the hall is a well appointed family bathroom with a white suite including a shower over the bath.

There is an attractive separate dining room with original pantry cupboard, boiler cupboard housing the Worcester Bosch LPG boiler and timber laminate floor.

The dining room leads directly into the superb large breakfast kitchen with the most attractive range of wall and floor mounted cabinets, oil fired Esse, Bosch dishwasher, Hotpoint four ring gas hob, Indesit electric oven and grill and integral fridge. The kitchen has 1.5 sink unit, tiled floor and like many rooms gorgeous views.

Useful good sized utility room with plumbing for washing machine, sink unit and door leading to rear along with door to secondary porch leading to the front of the property. It also has a fitted cloakroom off with white suite including W.C. and wash hand basin.

On the first floor is a long central landing giving access to four bedrooms (3 doubles) with a range of wardrobe/store cupboards. The master bedrooms also has a ensuite shower room.

Outside

The property is approached via a timber bar field gate and sloping brick paved driveway leading to good sized brick paved parking fronting the house.

Double garage with two sets of twin timber doors, power and lighting, there is also a door leading to the exterior.

Lovely mature gardens, which have been superbly remodelled and stocked by the present owners. Fronting the house is a long lawned garden with shrubs and full length hedge.

Timber garden shed and adjacent enclosed vegetable gardens.

The principal garden lies to the south and west of North Cote. These include a full width paved path with wall and raised borders, an expansive lawned garden with small orchard, gravelled path with an attractive timber trellis with rose creepers leading to a timber summer house and wildlife pool below. Further lawned garden and a soft fruit area.

GENERAL INFORMATION

Energy Performance

Current Rating: E44

Potential Rating: D60

Carried out: 13th March 2025

Services: Mains electricity and water. LPG central heating. Private drainage.

Local Authority: Malvern Hills District Council

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.

Viewing

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

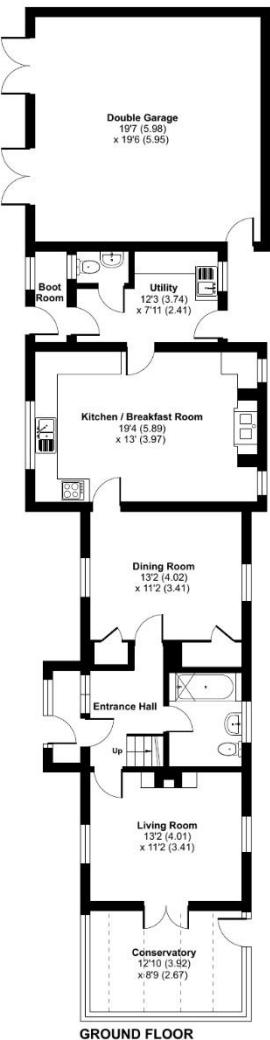
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Approximate Area = 1718 sq ft / 159.6 sq m
 Garage = 383 sq ft / 35.5 sq m
 Total = 2101 sq ft / 195.1 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntc.com 2025. Produced for G Herbert Banks LLP. REF: 125608



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