



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## 2 PENN HALL

PENN HALL LANE, MENITH WOOD,  
WORCESTERSHIRE, WR6 6UE

GUIDE PRICE  
**£250,000**



**THE PRINCIPAL MID-SECTION OF A FORMER GEORGIAN COUNTRY HOUSE FOR UPGRADING  
WITH OUTSTANDING VIEWS ACROSS ROLLING FARMLAND TO THE MALVERN HILLS.**

- KITCHEN/BREAKFAST ROOM
- DINING ROOM WITH INGLENOOK
- DRAWING ROOM WITH OPEN FIRE

- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- SEPARATE WASHROOM

- DELIGHTFUL GARDENS
- DRIVEWAY PARKING
- GARDEN CELLAR STORE

### NICK CHAMPION LTD

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### APPROXIMATE DISTANCES (MILES)

Cleobury Mortimer – 7, Bewdley – 8, Tenbury Wells – 9, Kidderminster – 12, Worcester – 16.5, M5 J6 – 17.5, Ludlow – 18.5, Birmingham – 30.

### 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 keep straight onto the A443 in the direction of Worcester and continue for 4.1 miles before turning left onto a council lane signed Menithwood. Proceed for 0.9 mile before turning right onto Penn Hall Lane signed Pensax Church and after 0.2 mile the driveway to the property will be found on the right hand side as indicated by a Nick Champion arrow.

### SITUATION & DESCRIPTION

2 Penn Hall is situated on the edge of the village of Menith Wood with magnificent views across the Teme Valley to the Malvern Hills beyond. The property is just a short drive away from the towns of Tenbury Wells, Cleobury Mortimer and Bewdley which all offer a good range of shops and services, and Worcester and Kidderminster are within easy reach. The property is within the Abberley Parochial V.C Primary School and The Chantry School catchment areas.

2 Penn Hall is the principal mid-section of a Georgian country house constructed of brick elevations under a slate tiled roof which was split into three residential units in the late 20<sup>th</sup> Century. The property is very spacious with lofty ceilings and it has maintained a wealth of character features including original internal doors, exposed floorboards, an inglenook fireplace and oak staircase. The property requires upgrading including re-roofing due to an unsatisfactory roof waterproofing technique having been used and consequently it is suitable for cash buyers only. The property benefits from driveway parking space, a south facing front garden overlooking parkland, and a generous gently sloping rear garden with a garden cellar store. The property is offered for sale with no upward chain.

### ACCOMMODATION

An inset porch has an entrance door opening into the kitchen/breakfast room which has a quarry tiled floor, fitted base and wall units incorporating a stainless steel sink/drain, with space for a cooker, plumbing for a washing machine, a Rayburn Royal, a Worcester Danesmoor 26/32 boiler (remedial work/replacement required) and a walk-in larder with shelving. A door leads through to the inner hall which has an understairs cloakroom with a hand basin and macerator wc. From the inner hall an archway leads through to the entrance hall which has a part glazed front door opening onto the garden. The dining room has exposed floorboards, an impressive brick inglenook fireplace with a quarry tiled hearth and walk-in cupboards on either side, and the drawing room has an open fire with a decorative brass and wooden surround and a quarry tiled hearth.

From the inner hall a flight of polished oak stairs rise up to the first floor landing. There are three double bedrooms, one of which has a cupboard with shelving and a walk-in wardrobe with a hanging rail and shelving. From the landing an archway leads through to a second landing with steps leading up to a further landing with an airing cupboard with a tank and shelving, a family bathroom with a bath with a Triton T5 shower over, hand basin and walk in wardrobe with a hanging rail and shelving, and to a separate washroom with a hand basin, bidet and wc.

### OUTSIDE

A shared gated concrete driveway off Penn Hall Lane leads down to the parking area with space for two cars and the ability to create further parking if required. Steps from the parking area rise up to the gently sloping rear garden which is mostly laid to lawn with maturing trees and shrubs, flower beds, pergolas, a greenhouse, two timber garden sheds, and further accesses off the driveway and via a gate off Penn Hall Lane. The vaulted garden cellar store (19' x 8') is accessed off the driveway. Steps from the driveway lead down to the property, via a stoned seating area with bin storage space and the modern oil tank. A pedestrian right of way across the garden of 1 Penn Hall leads to a wicket gate opening into the formal south facing front garden with a patio al fresco entertaining area, a fruit tree, and established shrub and flower borders on either side of the lawn leading down to a ha-ha border with the neighbouring parkland which allows for an uninterrupted view of the beautiful vista.

### SERVICES

Mains water and electricity are connected.  
Oil fired central heating.  
Shared private drainage – septic tank.

### LOCAL AUTHORITY

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

### ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8496-7924-4590-4332-3992>

### FIXTURES & FITTINGS

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

### TENURE

Freehold with Flying Freehold – 1 Penn Hall has accommodation over the larder and porch of 2 Penn Hall and also has a cellar store under the 2 Penn Hall rear garden.

### VIEWING

By prior appointment with the Sole Agents: –  
Nick Champion - Tel: 01584 810555  
E-mail: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)  
View all of our properties for sale and to let at:  
**[www.nickchampion.co.uk](http://www.nickchampion.co.uk)**

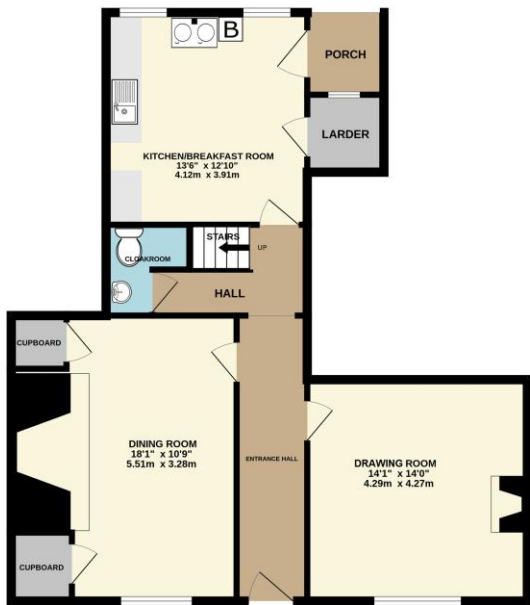
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Photographs taken: 13<sup>th</sup> March 2025  
Particulars prepared: March 2025  
Particulars updated: 1<sup>st</sup> July 2025

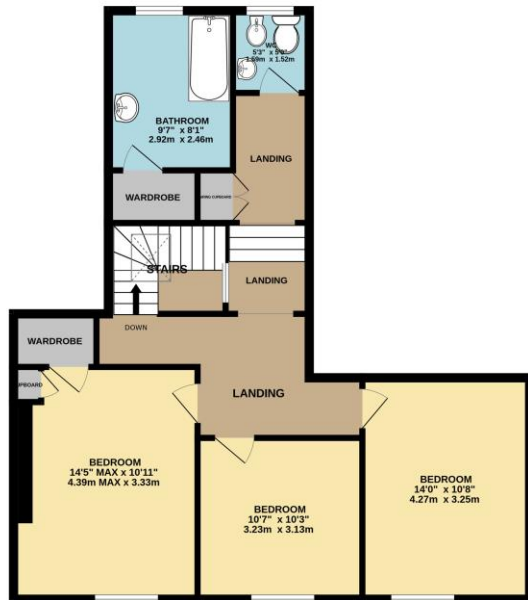








GROUND FLOOR



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 have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

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.