



GOLDEN HOP
2 THE HOPKILNS,
KYREWOOD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8SG



NICK
CHAMPION

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A VERSATILE HOP KILN CONVERSION WITHIN AN EXCLUSIVE DEVELOPMENT SET IN THE HEART OF THE COUNTRYSIDE JUST MINUTES AWAY FROM TENBURY WELLS.

- KITCHEN/BREAKFAST ROOM
- FOUR SPACIOUS RECEPTION ROOMS
- LAUNDRY ROOM & CLOAKROOM
- MASTER BEDROOM WITH ENSUITE BATHROOM
- TWO DOUBLE BEDROOMS WITH ENSUITE SHOWER ROOMS
- TWO FURTHER BEDROOMS & FAMILY BATHROOM
- DOUBLE GARAGE AND PARKING
- LANDSCAPED GARDENS
- WONDERFUL COUNTRYSIDE VIEWS

APPROXIMATE DISTANCES

Tenbury Wells – 0.9 mile
Ludlow – 10 miles
Leominster – 11 miles
Kidderminster – 18 miles
Worcester – 21 miles
M5 Junction 6 – 24 miles
Hereford – 24 miles

DIRECTIONS

From Teme Street, Tenbury Wells take the B4204 sign posted Clifton-upon-Teme. Proceed for 0.8 mile before turning right onto White House Lane and then take the first right for The Hop Kilns and the property is the fourth on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Golden Hop is situated within an exclusive development of only five properties tastefully converted in 1999 from Grade II Listed 18th – 19th Century hop kilns and a malthouse of brick elevations under a slate tiled roof.

The high quality, well-planned and extremely spacious accommodation is perfect for entertaining and is split between three floors with lofty rooms with exposed beams on the upper floors. The property benefits from a double garage, landscaped gardens and enjoys glorious countryside views.

Golden Hop is just a short drive or a ten minute walk from the centre of Tenbury Wells. The market town offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, a cinema, swimming pool, primary and secondary schools, and a range of clubs and societies.

There are several excellent private preparatory schools in the locality including Moor Park, St Richard's, Lucton and Abberley Hall.

ACCOMMODATION

A part glazed door leads into the entrance hall which has a stone tiled floor, a cloakroom with a Worcester gas fired central heating boiler and hanging space, leading to a water closet with a wc and pedestal basin, and an understairs cupboard. The laundry room has beech units, a stainless steel sink/drain, plumbing for a washing machine and space for a tumble dryer.

A door from the hall leads to the fully fitted kitchen/breakfast room which has a range of beech base and wall units with granite worktops incorporating a sink/drain, an island unit, integral appliances including a Bosch dishwasher, a fridge, freezer, a freestanding Stoves Newhome multi-fuel range cooker with an extractor hood over, and sliding patio doors to the garden. An opening leads to the spacious dining room which also has sliding patio doors to the garden and double doors back into the entrance hall.

The ground floor guest bedroom is perfect for elderly relatives and has an ensuite with a pedestal basin, wc and Mira Excel shower.

An attractive oak staircase leads up to the impressive drawing room which has an electric fire in a stunning marble surround. Tucked away behind the fireplace are two rooms, the first of which is utilised as a drinks cupboard which has shelving and a sink, and the second is a water closet with a wc and pedestal basin. From the drawing room double doors open into the sitting room and another door opens into a study/library which has fitted cupboards and shelving.

The stairs continue up from the drawing room to the second floor landing. The large master bedroom has a vaulted ceiling, full length French doors opening onto a Juliet balcony, and an ensuite which has a bath, a separate shower, pedestal basin and wc. A second double bedroom has an ensuite with a Mira Excel shower, pedestal basin and wc. There is a further double bedroom and a single bedroom serviced by a bathroom with a bath with an Old Foundry, Worcester shower over, a pedestal basin and wc.

OUTSIDE

A sweeping shared driveway passing between an orchard and a paddock leads to the parking area in front of the property and to the double garage (18'7" x 16'3") with an electric door and overhead storage.

NICK CHAMPION LTD

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A paved path flanked by shrub and flower borders with box hedged boundaries leads to a patio seating area at the front of the property.

To the rear of the property is a landscaped garden. Adjacent to the property is a large raised patio terrace for entertaining with high brick walls incorporating trellis fencing to either side providing privacy, and attractive raised shrub and flower beds. The main expanse of lawn is neatly partitioned by box hedges interspersed with a variety of trees and shrubs.

A pedestrian right of way from the parking area leads to a gate at the bottom of the rear garden.

SERVICES

- Mains water, drainage, electricity and gas.
- Gas fired central heating.
- Security alarm system.
- Double glazed windows and doors throughout.

FIXTURES & FITTINGS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Not Required – Grade II Listed Building

LOCAL AUTHORITY

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

TENURE

Freehold
N.B. A quarterly charge for the maintenance of the communal areas applies. Further information can be obtained by contacting the Agent.

VIEWING

By prior appointment with the Agent: –
Nick Champion – Tel: 01584 810555

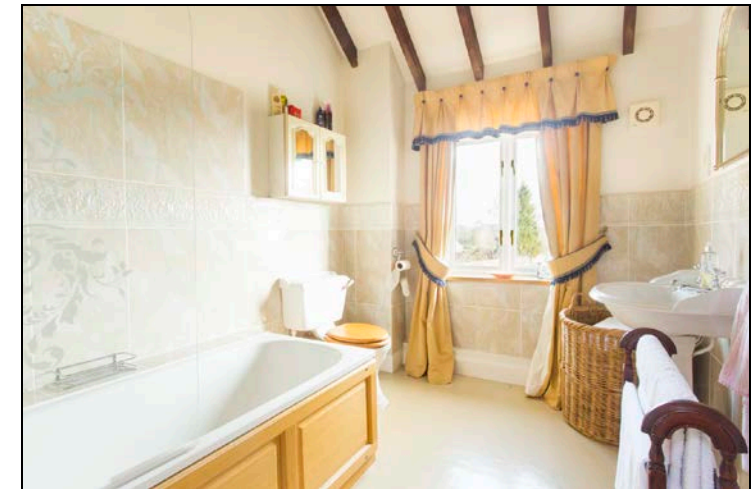
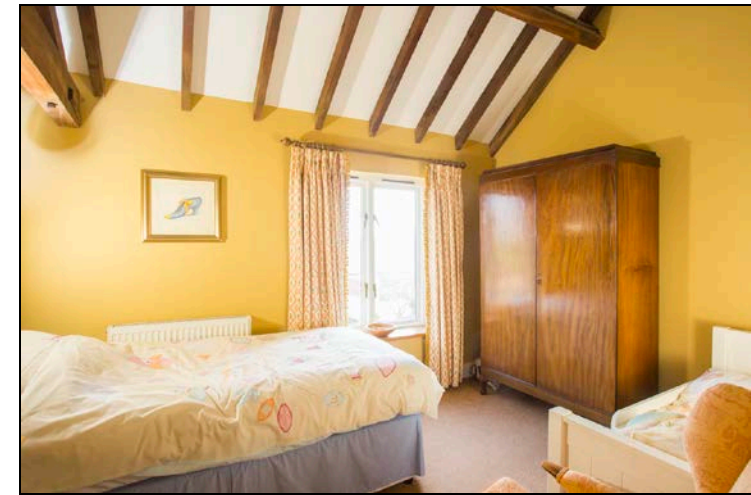
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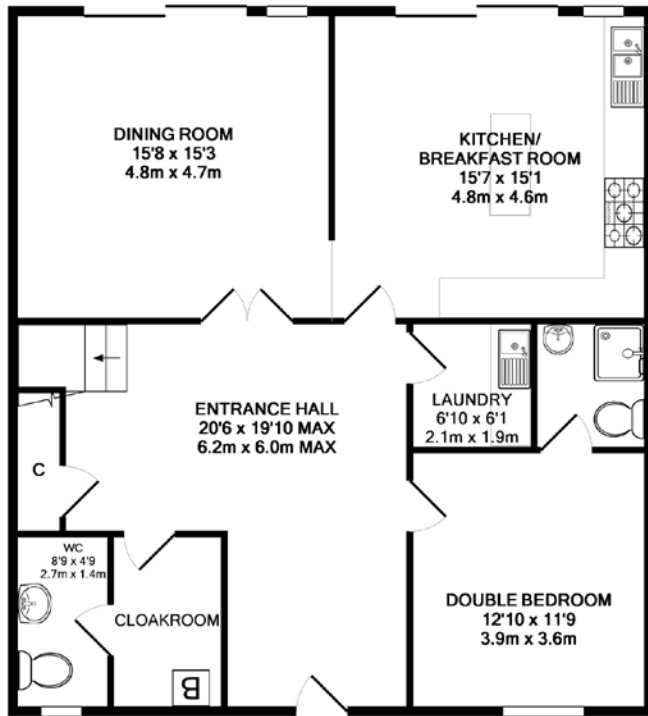
LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG
Tel: 020 7318 7082

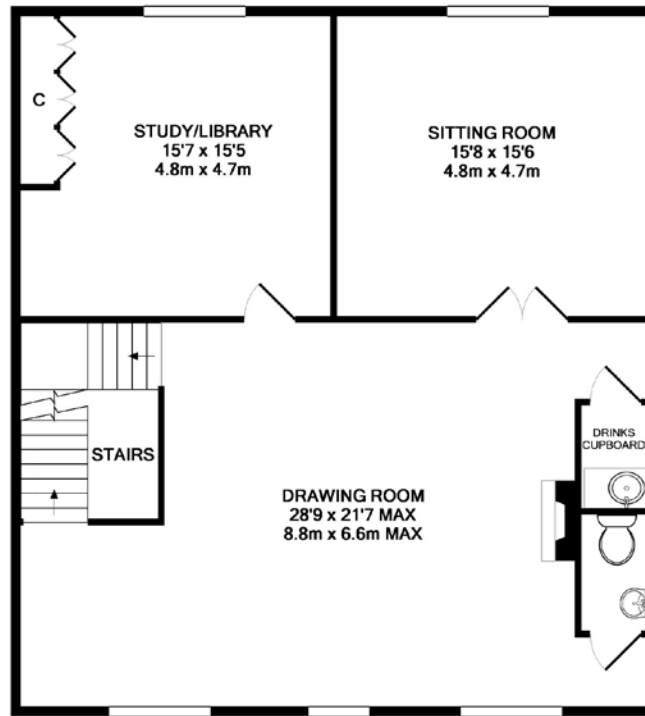
MORTGAGES

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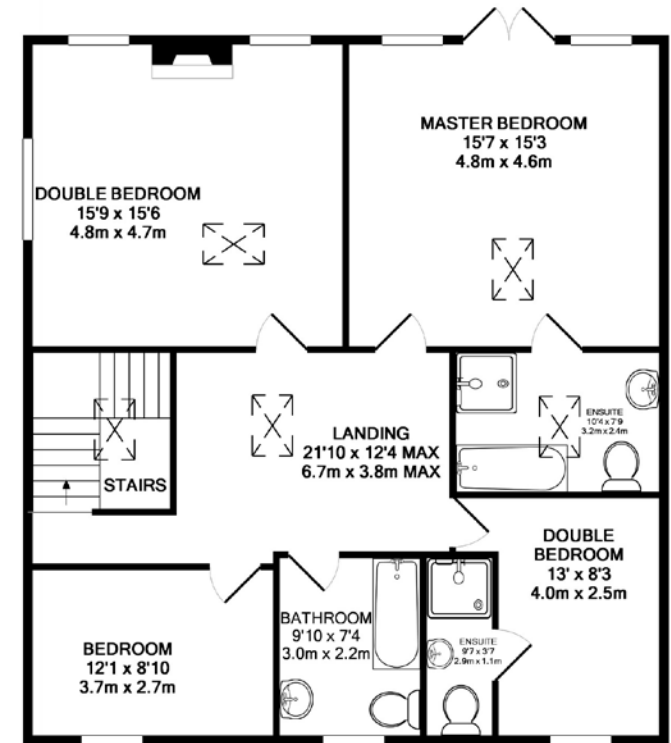




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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