



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

**6 RUGPITS**

CLEE HILL ROAD, BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8HL

GUIDE PRICE

**£182,500**



## A CHARMING AND IMPROVED GRADE II LISTED VICTORIAN COUNTRY COTTAGE WITH OUTSTANDING VIEWS OVER ROLLING FARMLAND.

- UPGRADED KITCHEN & UTILITY ROOM
- TWO DOUBLE BEDROOMS
- MATURE COTTAGE GARDENS
- SITTING ROOM WITH OPEN FIREPLACE
- CONTEMPORARY BATHROOM
- TIMBER GARAGE
- DAY ROOM/DINING AREA
- WORKSHOP/OFFICE
- PRIVATE PARKING

**NICK CHAMPION LTD**

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



# 6 RUGPITS, CLEE HILL ROAD, BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8HL

## APPROXIMATE DISTANCES

Tenbury Wells – 1.3 miles, Ludlow – 7 miles,  
Leominster – 11 miles, Kidderminster – 19 miles,  
Worcester – 23 miles, M5 J6 – 25 miles.

## DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 in the direction of Leominster/Shrewsbury. After 0.2 mile turn right onto the B4214/Clee Hill Road and proceed for 0.8 mile and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

The country cottage is easily accessible and enjoys lovely views across open farmland. The market town of Tenbury Wells is just a short drive away and offers many facilities including a variety of shops and services, a library, a doctors' surgery, primary and secondary schools, a cottage hospital, cinema and a range of clubs and societies.

6 Rugpits is a Grade II Listed Victorian end terraced former almshouse constructed in 1859 of brick elevations under a clay tiled roof with interesting brick-coped Dutch style gables. The property has been extensively upgraded by the present owner and now offers comfortable and contemporary accommodation whilst retaining some character features. The property benefits from double glazing, oil fired central heating, a workshop, a garage, parking and cottage gardens.

## ACCOMMODATION

A partially glazed door opens into the day room/dining room extension with full width windows overlooking the front garden and the original front door opens into the cosy sitting room with a feature brick and quarry tile open fireplace incorporating a brick alcove with shelving. The galley style kitchen has a tiled floor, a range of modern cream laminate base and wall units with oak worktops incorporating a Franke sink/drain, and integrated appliances including a fridge, oven, induction hob with recirculation cooker hood over, and a stable door out to the rear garden. The utility room has a stainless steel sink/drain, shelving, plumbing for a washing machine and a Worcester Greenstar Heatslave central heating boiler.

Stairs from the sitting room rise up to the first floor landing with doors to the spacious master bedroom with a cupboard, a second double bedroom and the bathroom with a new bathroom suite including a bath with a mixer shower attachment, a pedestal basin, wc and heated towel rail.

## OUTSIDE

Parking space for up to three cars is available in front of the timber framed single garage (15'6" x 10'8") which has double doors, power and light.

The mature gardens are mostly laid to lawn with established shrub and flower borders and a productive vegetable plot. A path which is also a pedestrian right of way to the neighbouring properties divides the front and rear gardens. Located at the far end of the rear garden is a brick and tile outbuilding (11'5" x 6'10") with power, light and a telephone point which has been utilised as a hobby room/office. Beyond is a new decked entertaining area from which the fantastic views can be appreciated.

## SERVICES

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

## LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000  
Council Tax Band C

## ENERGY PERFORMANCE CERTIFICATE

EPC not required – Grade II Listed Building.

## FIXTURES & FITTINGS

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

## TENURE

Freehold

## MORTGAGES

For a mortgage calculation visit:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

## VIEWING

By prior appointment with the Agent: –  
Nick Champion - Tel: 01584 810555  
View all of our properties for sale and to let at:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

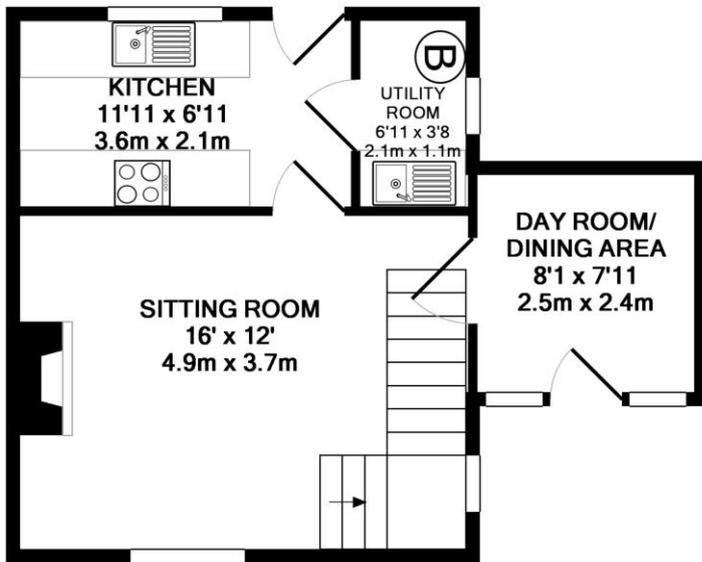
## LONDON SHOWROOM

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

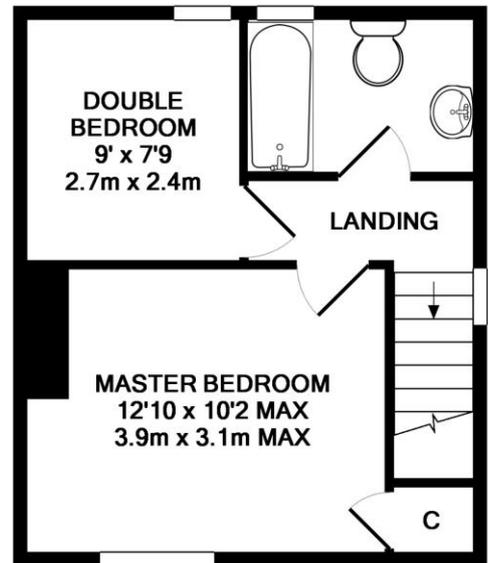
Photographs taken on 7<sup>th</sup> June 2017.  
Particulars prepared June 2017.







GROUND FLOOR



FIRST 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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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.