



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## COURT STABLES

HANLEY CHILDE, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8QY

TO LET UNFURNISHED ON AN  
ASSURED SHORTHOLD TENANCY  
**RENT £800 PCM + FEES**  
EXCLUSIVE & PAYABLE IN ADVANCE



**A CHARACTER BARN CONVERSION IN A PICTURESQUE RURAL LOCATION.**

- FARMHOUSE KITCHEN WITH AGA • TWO RECEPTION ROOMS • CLOAKROOM
- MASTER BEDROOM WITH ENSUITE • TWO FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM
- PATIO AND LAWN • PARKING • EPC RATING D

**NICK CHAMPION LTD**

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



# COURT STABLES, HANLEY CHILDE, TENBURY WELLS, WORCESTERSHIRE, WR15 8QY

## APPROXIMATE DISTANCES

Clifton-upon-Teme – 5.5 miles, Tenbury Wells – 6.5 miles, Bromyard – 10 miles, Ludlow – 17 miles, Worcester – 17 miles, Kidderminster - 17 miles, M5 Junction 6 – 19 miles.

## DIRECTIONS

From Teme Street, Tenbury Wells take the B4204 sign posted Clifton-upon-Teme. Proceed for 5.1 miles before turning right onto Bell Lane. Proceed along Bell Lane and at the next T-junction turn right and at the next sharp left hand bend turn right again and at the next fork in the road turn right again. Court Stables is the first barn conversion on the right hand side as you enter the Court Farm courtyard.

## ACCOMMODATION

The entrance hall has an understairs cupboard and a cloakroom with a pedestal basin and wc. The cosy sitting room has a wood burning stove in a stone surround. An opening from the entrance hall leads through to the dining room, and on to the farmhouse style kitchen which has a range of oak base and wall units with granite worktops incorporating a ceramic sink and drainer, an Aga, and integral appliances including a Neff electric oven and hob with an extractor hood over, a Hotpoint fridge/freezer and washing machine, and a Bosch dishwasher, and a door to outside.

From the entrance hall stairs rise up to the gallery landing with a walk-in store cupboard. The master bedroom has built in wardrobes, a partially glazed door onto external steps, and an ensuite with a shower, pedestal basin and wc. There are two further double bedrooms with built in wardrobes, and the family bathroom has a bath, a separate shower, a vanity basin unit, wc and heated towel rail.

## OUTSIDE

The property benefits from parking space for two cars in front of a part patio and part gravel seating area adjoining the property. A separate garden area is laid to lawn. Visitor parking is available when required.

## SERVICES

- Mains water and electricity are connected.
- Shared private drainage.
- Biomass heating and Oil Fired Aga.

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating D

Full details are available upon request.

## FIXTURES & FITTINGS

All items in the nature of fixtures and fittings not mentioned within these particulars or the inventory are excluded.

## TENANCY

For a minimum period of six months on an Assured Shorthold Tenancy.

## SERVICE CHARGE

The Tenant to pay a service charge of £30 per calendar month during the Tenancy to the Landlord to cover the

cost of the biomass heating system at the property. The service charge will be reviewed annually.

## ADMINISTRATION CHARGES

A charge of £144 (including VAT) to cover the cost of setting up the tenancy will be levied on the Tenant and a charge of £48 (including VAT) on all applicants who apply for the tenancy to cover taking references and carrying out the credit check.

## DEPOSIT

A refundable deposit of £1,200 is required at the commencement of the tenancy to be held in the Tenancy Deposit Protection Scheme provided by the Deposit Protection Service. The deposit is returned at the end of the tenancy subject to the terms having been satisfactorily met and subject to any dilapidations.

## SPECIAL TERMS

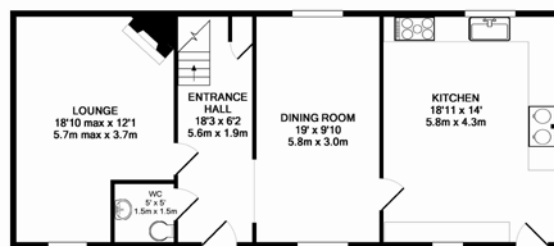
The Tenant to keep the property and garden in a reasonable and tenantable order and must not make any alterations, sublet or redecorate without prior consent from the Landlord.

- NO SMOKERS AND NO DSS
- PETS AT THE LANDLORD'S DISCRETION

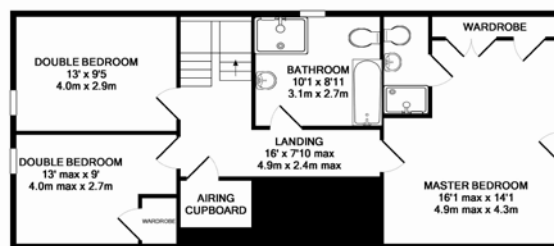
## VIEWING

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)



GROUND FLOOR



1ST 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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Photographs taken on: 6<sup>th</sup> July 2017  
Particulars prepared: July 2017



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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.