



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

THE LOG CABIN

FEATHERBED LANE, NEWNHAM BRIDGE, TENBURY WELLS,
WORCESTERSHIRE, WR15 8JF

GUIDE PRICE

£240,000



**AN IMMACULATE AND WELL-APPOINTED HOLIDAY LOG CABIN
SET IN EXTENSIVE GROUNDS OF ABOUT ONE ACRE (TBV)
ENJOYING SUPER VIEWS ACROSS THE TEME VALLEY.**

- KITCHEN/DINING ROOM
- SPACIOUS SITTING ROOM
- MASTER BEDROOM & WARDROBE
- SECOND BEDROOM
- STUDY/DRESSING ROOM
- SHOWER ROOM
- UTILITY ROOM & STORE
- SOUTH FACING GARDENS
- AMPLE PARKING SPACE

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APPROXIMATE DISTANCES

Tenbury Wells – 4.8 miles, Ludlow – 14.5 miles, Kidderminster – 14.5 miles, Worcester - 19 miles, M5 Junction 6 – 21 miles, Birmingham – 33 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over the Teme Bridge and at the T Junction turn right onto the A456 in the direction of Kidderminster. After 3.4 miles in Newnham Bridge keep right onto the A443 in the direction of Worcester and proceed for 1.1 miles before turning left onto Featherbed Lane and after 0.1 mile turn right onto a stoned track and The Log Cabin will be found along the track on the right hand side as indicated by a Nick Champion For Sale board.

SITUATION & DESCRIPTION

The Log Cabin is situated on a generous sized south facing plot set back off Featherbed Lane with lovely views across the surrounding countryside. The property is only a short drive away from the market town of Tenbury Wells which offers many facilities including a variety of shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, and a range of clubs and societies. The popular Talbot Inn at Newnham Bridge is only a mile from the property.

The Log Cabin is a detached timber holiday log cabin of about 990 sq ft and erected by T. Preece Timber Buildings Ltd. circa 2016. The extremely well insulated log cabin has UPVC framed double glazed windows and French doors, light oak internal doors, vaulted ceilings and laminate oak effect floors in the living areas, a Howdens kitchen and a quality shower room. The property benefits from LPG fired central heating, large south facing gardens, an orchard, a wildlife area and ample parking space.

ACCOMMODATION

A partially glazed entrance door opens into the porch with a cloaks area and a door through to the entrance hall. The kitchen/dining room has a range of cream laminate base and wall units with wood effect worktops incorporating a stainless steel sink/drainage, an integral Lamona oven and hob with an extractor hood over, space for a tall fridge/freezer, and with a dining area with French doors opening onto the raised decking. The utility room has plumbing for a washing machine and dishwasher, space for a tumble drier, wood effect worktops, a Vaillant ecoTEC pro 28 LPG fired central heating boiler, and a large store cupboard. The spacious sitting room has deep windows to take advantage of the lovely views whilst seated and also French doors opening onto the raised decking. The master bedroom has a walk in wardrobe, and a second bedroom has an adjacent dressing room/study. The shower room has a shower in an extra large cubicle, a vanity basin unit, wc and heated towel rail.

OUTSIDE

The gravel driveway circumnavigates an old oak tree and leads past an orchard area and through two gated entrances to a generous gravel parking area. The south facing gardens are mostly laid to lawn, with a variety of established trees, a pond, a concrete pad for a shed currently utilised as a seating area, and steps rising up to a decked entertaining area adjacent to the log cabin which takes full advantage of the wonderful views across the Teme Valley. A gate opens through to a separate wildlife area which forms a pond in wet weather and is a popular rest for ducks and Canada geese. There is a timber garden shed with power, hot and cold external taps and an external power point.

SERVICES

Mains water and electricity are connected.
Private drainage.
LPG fired central heating.

LOCAL AUTHORITY

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

PLANNING

Approval for the mobile holiday home was granted on 23/07/2014.
Application Number: 14/01038/FUL
See also: 14/01544/CCO and 15/00265/CCO

ENERGY PERFORMANCE CERTIFICATE

EPC NOT REQUIRED.

FIXTURES & FITTINGS

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

TENURE

Freehold

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

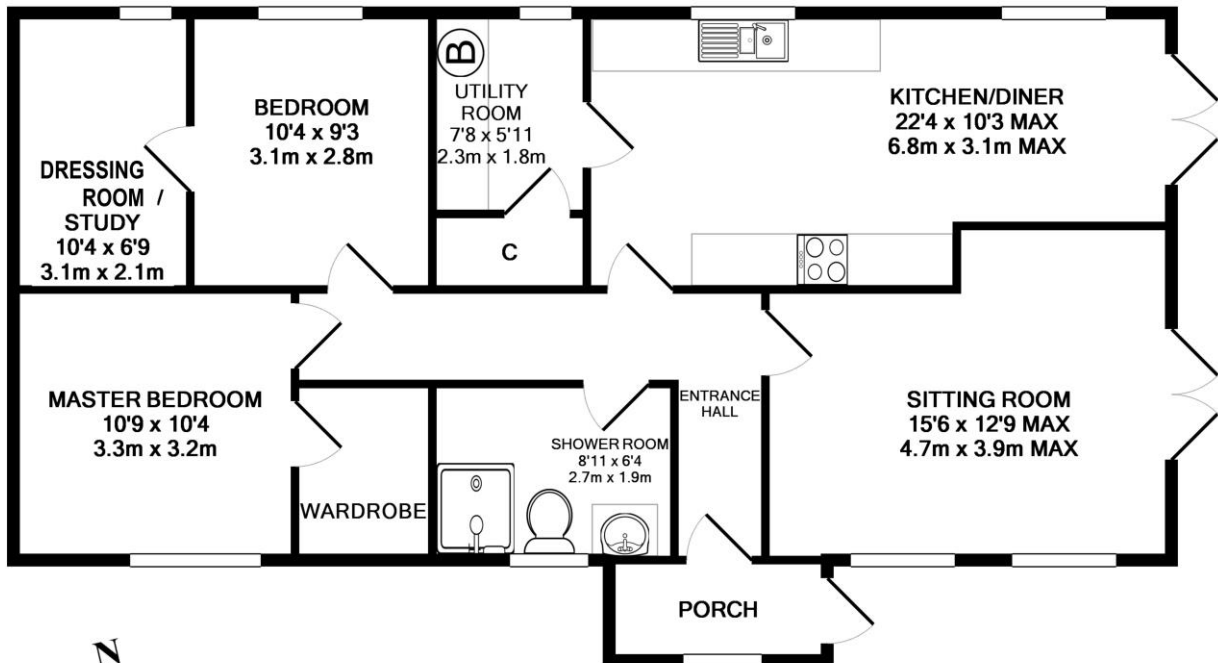
LONDON SHOWROOM

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

Photographs taken on 10th October 2018.
Particulars prepared October 2018.







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.