



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## THE OLD SCHOOL HOUSE

KNIGHTON-UPON-TEME, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8LS

GUIDE PRICE

**£265,000**



**A VICTORIAN SEMI-DETACHED FORMER SCHOOLMASTER'S HOUSE  
WITH A DETACHED ANNEX AND LARGE GARDENS ENJOYING FINE RURAL VIEWS.**

- KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS AND BATHROOM
- GENEROUS GARDENS
- THREE RECEPTION ROOMS
- DETACHED ANNEX – ONE BEDROOM
- DRIVEWAY PARKING

### NICK CHAMPION LTD

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# THE OLD SCHOOL HOUSE, KNIGHTON-UPON-TEME, TENBURY WELLS, WORCESTERSHIRE, WR15 8LS

## APPROXIMATE DISTANCES

Tenbury Wells – 4 miles, Ludlow – 14 miles, Kidderminster – 14 miles, Worcester – 20 miles, M5 Junction 6 – 22 miles, Birmingham – 32 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 3.3 miles in Newnham Bridge turn left signed Bickley/Knighton-on-Teme and proceed for 0.4 mile and the property will be found on the left hand side.

## SITUATION & DESCRIPTION

The property is situated on a generous sized plot in an elevated position 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 property is within walking distance of the popular Talbot Inn at Newnham Bridge.

The Old School House is a Victorian semi-detached former schoolmaster's house constructed circa 1875 of brick elevations under a clay tiled roof with a later extension. The property is in need of upgrading but retains many character features including parquet wood flooring, original pine internal doors and cupboards, and original fireplaces. The property benefits from a large garden and ample parking space. The property is further complimented by a modern detached annex of brick elevations under a clay tiled roof constructed on the site of the former school's kitchen.

## ACCOMMODATION

An entrance door opens into the porch with double doors opening into the hallway which has a cloakroom with a vanity basin unit and wc. The sitting room has a woodburning stove in a brick surround and a fitted pine display cupboard. A partially glazed partition with concertina doors opens into a cosy study/snug with a woodburning stove in a brick surround with fitted pine display cupboards on either side. From the hall an opening leads through to a lobby with a woodburning stove, a cupboard and a hardwood external door. The dining room has French doors opening onto the garden and an opening leading through to the kitchen/breakfast room which has a range of wooden base and wall units, two Belfast sinks, space for appliances and a bottled gas range cooker with an extractor hood above.

Stairs from the hall rise up to the first floor landing. The master bedroom has a dual aspect, an open fireplace (not in use) and an overstairs storage area, there are two further double bedrooms each with open fireplaces (not in use) and a fourth bedroom housing the airing cupboard. The family bathroom has a bath with shower over, pedestal basin and wc.

## THE ANNEX

A partially glazed entrance door opens into the open plan kitchen/living room. The kitchen area has pine base and wall units, a stainless steel sink/drainage, and space for a fridge/freezer, with an adjacent understairs cupboard. The living area has a Morso woodburner style bottled gas fire in a brick surround, and sliding patio doors open into the garden. The cloakroom has a vanity basin and wc. Stairs rise up to the first floor bedroom which has a large wardrobe, eaves storage and an ensuite with a shower, vanity basin and wc.

## OUTSIDE

The tarmac driveway provides ample parking and turning space with an adjacent part block and part timber store shed. The gardens are mostly laid to lawn with a patio entertaining area against the east elevation enjoying the lovely rural views, a selection of trees including a Monkey Puzzle, mature shrubs and flower borders.

## SERVICES

Mains water and electricity are connected.  
Shared private drainage.  
Electric night storage heating and electric heating.

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

The Old School House - EPC Rating F  
The Annex – EPC Rating E  
Full details available upon request.

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

## LONDON SHOWROOM

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

Photographs taken on 25<sup>th</sup> April 2019.  
Particulars prepared May 2019.

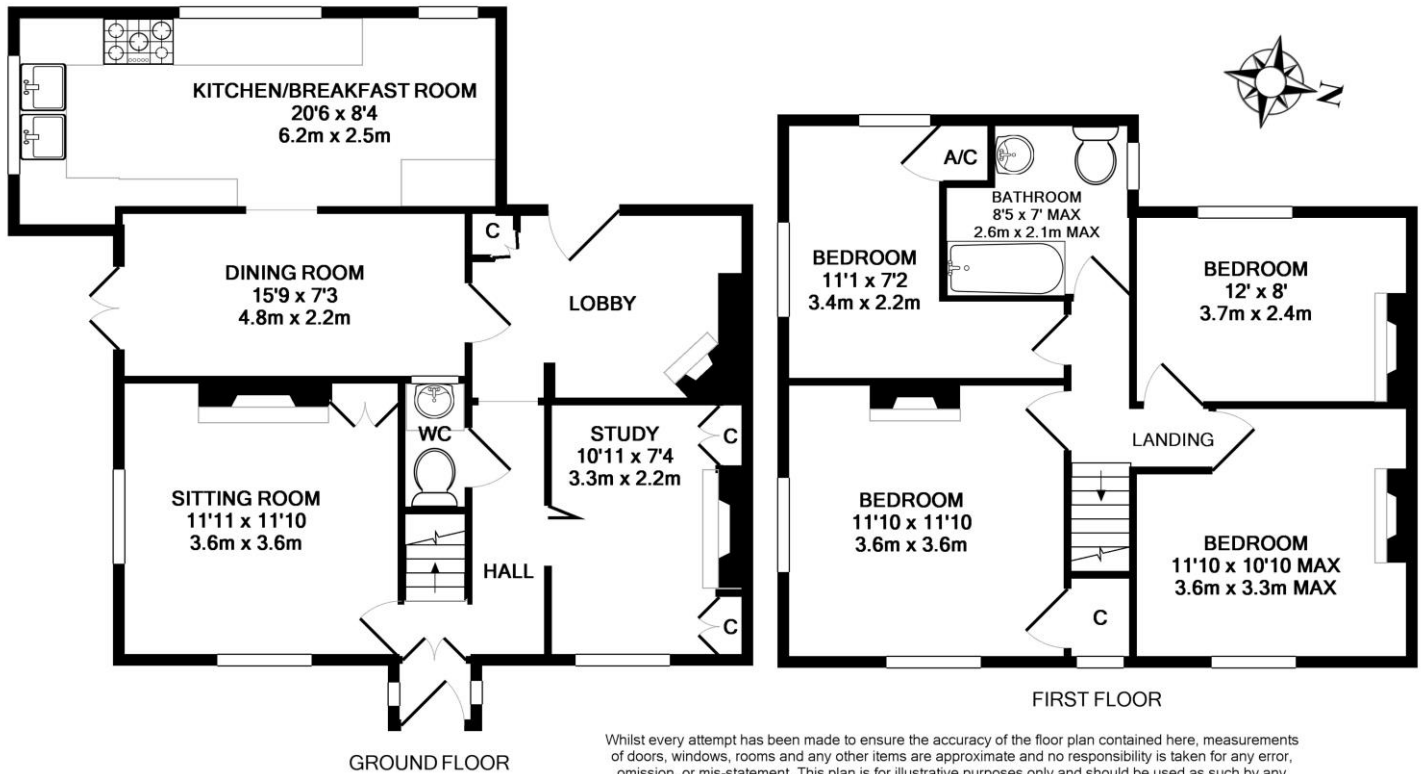




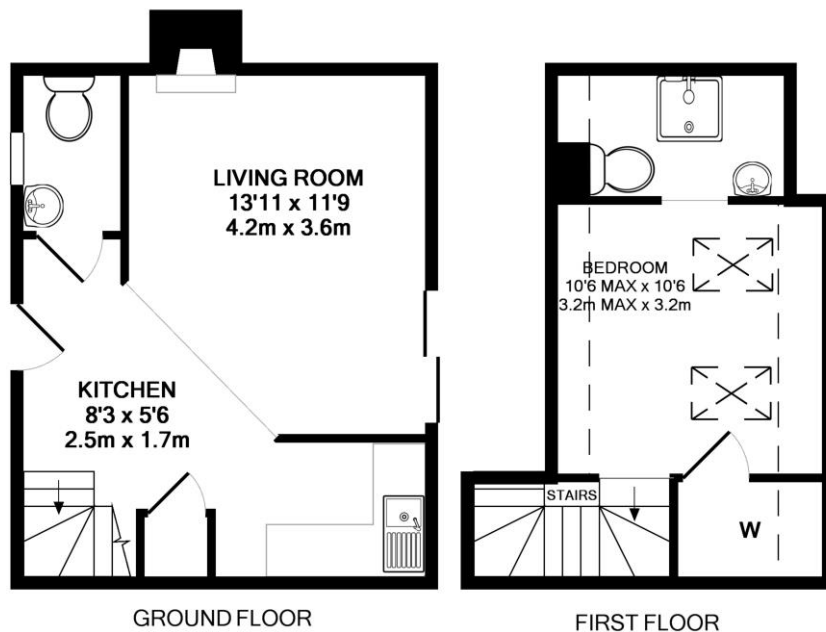




## THE OLD SCHOOL HOUSE



## THE ANNEX, THE OLD SCHOOL HOUSE



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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.

## **INFORMAL TENDER FORM**

RELATING TO THE OLD SCHOOL HOUSE, KNIGHTON-UPON-TEME, TENBURY WELLS, WORCESTERSHIRE, WR15 8LS  
PLEASE RETURN TO NICK CHAMPION – 16 TEME STREET, TENBURY WELLS, WORCESTERSHIRE, WR15 8BA  
IN A SEALED ENVELOPE LABELLED 'TENDER FOR THE OLD SCHOOL HOUSE'  
NO LATER THAN **12 NOON ON FRIDAY, 31<sup>ST</sup> MAY 2019.**

FULL NAME(S): .....

ADDRESS: .....

.....

POSTCODE: .....

TELEPHONE: .....

E-MAIL: .....

I / WE THE UNDERSIGNED WISH TO SUBMIT THE FOLLOWING BEST OFFER  
SUBJECT TO CONTRACT OF

£ .....

WORDS: .....

FOR THE OLD SCHOOL HOUSE, KNIGHTON-UPON-TEME, TENBURY WELLS, WORCESTERSHIRE, WR15 8LS

### **OFFER DETAILS & FUNDING:-**

1) DEPENDENT ON SALE OF PROPERTY: YES / NO

NAME OF SELLING AGENT: .....

CONTACT DETAILS FOR SELLING AGENT: .....

.....

.....

2) CASH: YES / NO

AMOUNT AVAILABLE: £.....

3) MORTGAGE: YES / NO

AMOUNT REQUIRED: £.....

4) OTHER (PLEASE STATE): .....

.....

5) OFFER SUBJECT TO SURVEY: YES / NO

SOLICITOR CONTACT DETAILS: .....

.....

.....

**SIGN:** .....

**PRINT:** .....

**DATE:** .....