



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

MANOR HOUSE

NASH, LUDLOW, SHROPSHIRE, SY8 3AX

GUIDE PRICE

£325,000



**A PERIOD COUNTRY HOUSE FOR UPGRADING
ENJOYING FAR REACHING VIEWS AND SET IN ABOUT 2.305 ACRES.**

- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS AND BATHROOM
- GARDENS AND PADDOCK
- THREE RECEPTION ROOMS
- ATTIC WITH POTENTIAL AND CELLAR
- DRIVEWAY PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells - 4 miles, Cleobury Mortimer - 6 miles, Ludlow - 10 miles, Bewdley - 14 miles, Worcester - 23 miles, M5 Junction 6 - 25 miles, Birmingham International Airport - 50 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 signed Leominster/Shrewsbury. Proceed for 0.2 mile before turning right onto Boraston Lane signed Milson/Cleobury Mortimer. After 0.5 mile at the next T Junction turn left to stay on Boraston Bank. Proceed for 2.3 miles before turning left for Tilsop on a sharp right hand bend and continue along the council lane for 0.8 mile and Manor House will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Manor House is extremely quietly situated amidst glorious rolling countryside and enjoys fine panoramic views. 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.

Manor House is a period detached double fronted house with character features and constructed of brick elevations under a clay tiled roof. Manor House is believed to have originally been constructed as a pair of cottages and has undergone a series of alterations over the years. The property is in need of complete renovation including some structural remedial works - please contact the Agent for further information. The property benefits from a generous garden, ample parking space and an adjoining two acre paddock. In all the property extends to about 2.305 acres.

ACCOMMODATION

An open porch with a partially glazed door opens into the entrance lobby leading to the sitting room with woodburning stove with brick surround. The adjacent dining room has an open fireplace. The rear hall opens into a third reception room and the kitchen/breakfast room which has a range of wooden base and wall units, a stainless steel sink/drain, space for white goods and a Worcester Greenstar Heatslave 18/25 oil fired central heating boiler. From the rear hall a door opens onto steps leading down to the cellar, and another door leads to outside.

From the rear hall stairs rise up to the first floor landing off which are three spacious double bedrooms and one has a cast iron open fireplace (not in use). The family bathroom has a bath, shower in a separate cubicle, pedestal basin, wc and redundant airing cupboard and could be partitioned to form a family bathroom and ensuite to the largest bedroom.

Stairs from the landing rise up to a divided attic space with a door leading through to a secondary attic space, all with potential to form further accommodation subject to the necessary permissions.

OUTSIDE

A gated stoned driveway provides ample parking space. The level garden is mostly laid to lawn with a timber garden shed against the eastern boundary. To the west of the property there is a two acre level paddock. The Purchaser of Manor House will be required to erect a stock proof fence between points A, B and C (see Plan) within a specified period of time after completion (see Contract).

SERVICES

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

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

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

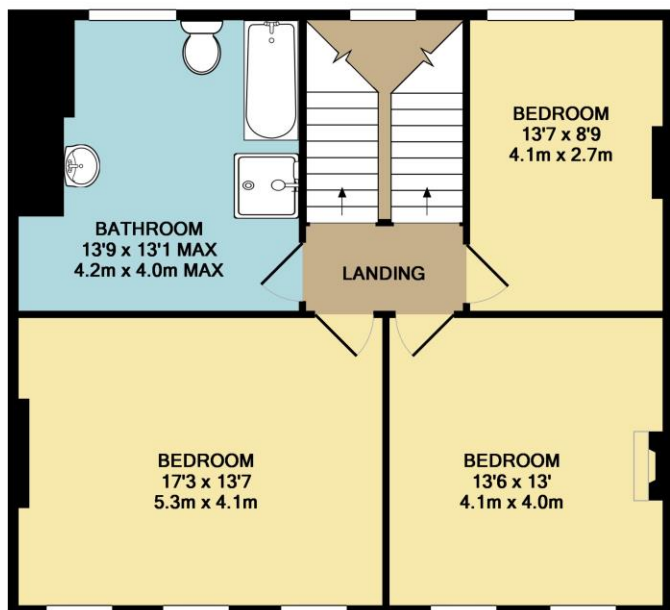
LONDON SHOWROOM

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

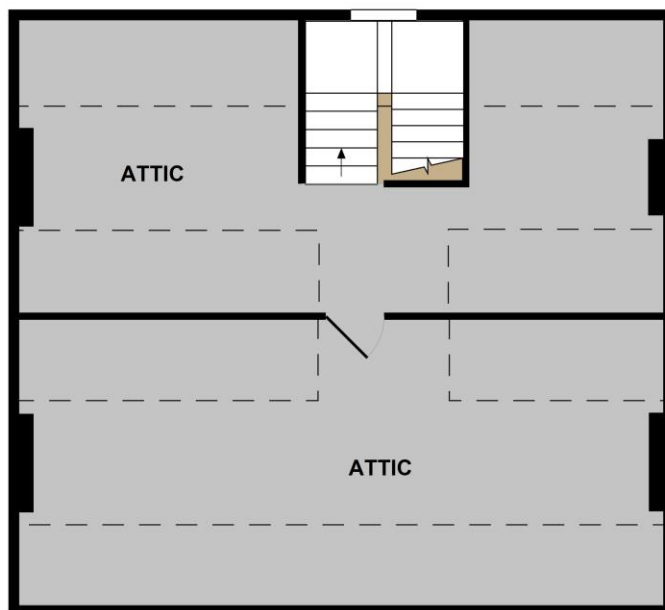
Photographs taken on 1st March 2019
Particulars prepared August 2019.



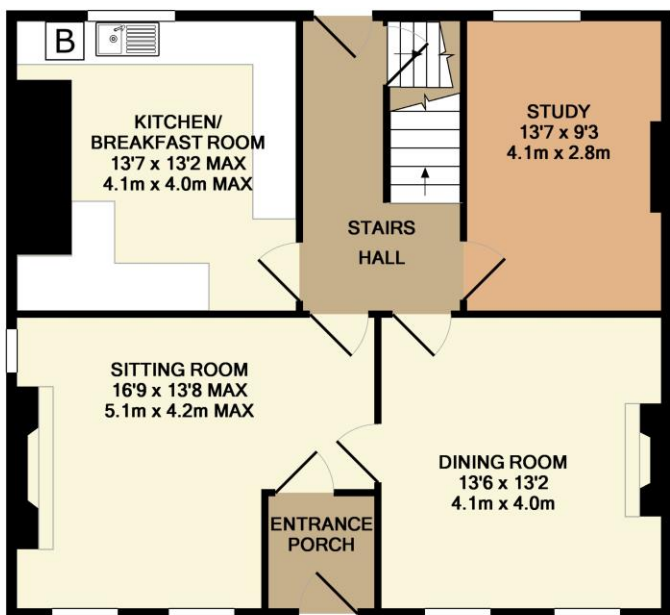




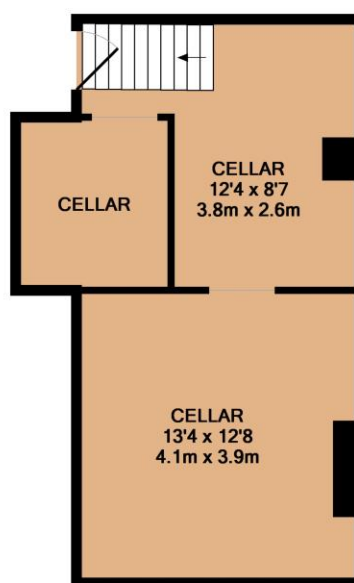
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



CELLAR



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 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.