



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

THE NEW HOUSE

MORNINGSIDE, TENBURY WELLS,
WORCESTERSHIRE, WR15 8EW

GUIDE PRICE

£390,000



A WELL-APPOINTED DETACHED FAMILY HOUSE IN AN ELEVATED AND SOUGHT AFTER SETTING.

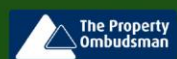
- KITCHEN
- TWO RECEPTION ROOMS
- HOME OFFICE
- FOUR BEDROOMS
- BATHROOM & SHOWER ROOM
- LAUNDRY ROOM & CLOAKROOM
- DOUBLE GARAGE
- AMPLE PARKING SPACE
- ATTRACTIVE LARGE GARDENS
- OUTSTANDING VIEWS
- WALKING DISTANCE OF TOWN CENTRE
- POTENTIAL FOR DEVELOPMENT

NICK CHAMPION LTD

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APPROXIMATE DISTANCES

Tenbury Wells – 0.6 mile, Ludlow – 8 miles, Leominster – 10 miles, Bromyard – 11 miles, Kidderminster – 18 miles, Worcester – 22 miles, Hereford – 23 miles, M5 Junction 6 – 24 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street and after approximately 0.5 mile turn right onto Morningside. Proceed for 0.1 mile and the property will be found on the right hand side.

SITUATION & DESCRIPTION

The New House is situated along Morningside and is within walking distance of the town centre. The property enjoys outstanding views across the market town and the Teme Valley to the Cleve Hills beyond.

The New House is a detached house constructed circa 1930 of mellow brick and part rendered elevations under a tiled roof, with a later extension and garage conversion. The property has been owned by the same family since it was built and has been well maintained but would benefit from some small improvements with the potential to create a very comfortable and well-appointed family home. There is also potential to extend the property to create a large open plan kitchen/family room subject to obtaining the necessary planning permissions. The property features UPVC double glazing, attractive large gardens, a detached double garage and ample parking space on a tarmac driveway. There may also be an opportunity for further development within the gardens subject to gaining the usual planning consents.

ACCOMMODATION

An open porch with a partially glazed entrance door leads into the entrance hall. The sitting room has a bay window and a sliding patio door to outside. The dining room has a bay window and a woodburning stove on a slate hearth. The kitchen has a range of light wood base and wall units with a sink/drainage, a gas range cooker with an extractor hood over, space for a fridge/freezer and plumbing for a washing machine. A partially glazed door opens onto steps leading down to a glazed hallway with a door to outside and leading to the laundry room with a Baxi Dino-tec boiler and space for a tumble drier, the cloakroom with a hand basin and wc, and the home office/third reception room with fitted office furniture.

Stairs rise up from the entrance hall to the first floor landing with an airing cupboard. The master bedroom has fitted furniture. There are two further double bedrooms and a generous single bedroom. The family bathroom has a bath with a shower over, and a vanity unit with a hand basin and wc. The shower room has a Triton T80 shower and a vanity unit with a hand basin and wc.

OUTSIDE

The tarmac driveway provides ample parking space and leads to the detached double garage with up and over metal garage doors, power and light. The generous mainly south-westerly facing garden envelopes the property and incorporates lawns, mature trees, shrubs and flower borders, a greenhouse and timber garden store. There is plenty of space to create a productive vegetable plot and there is perhaps some potential for an annex or separate dwelling to the west of the drive subject to gaining the usual planning consents.

N.B. A public footpath crosses the property connecting Berrington Road to Morningside. It runs along the boundary to the west of the property. All prospective purchasers are advised to clarify matters relating to easements, wayleaves, rights of way etc. with their Solicitor and Surveyor.

SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating.

LOCAL AUTHORITY

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

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

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www.nickchampion.co.uk

LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG

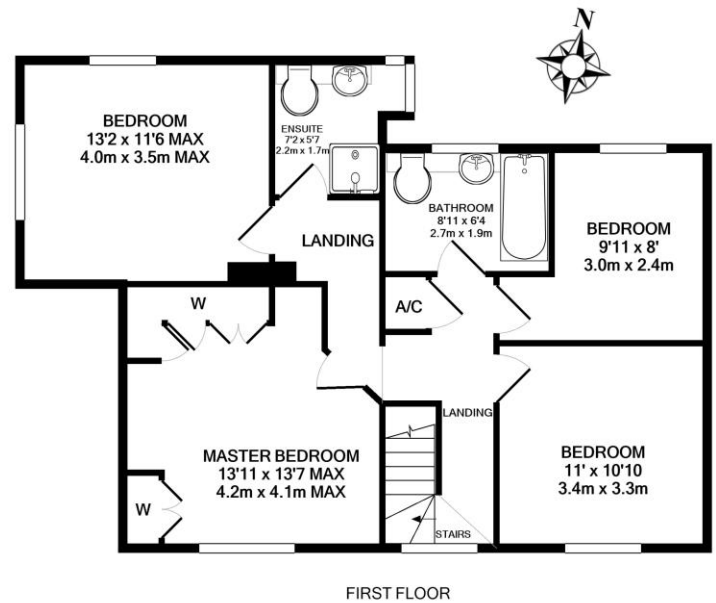
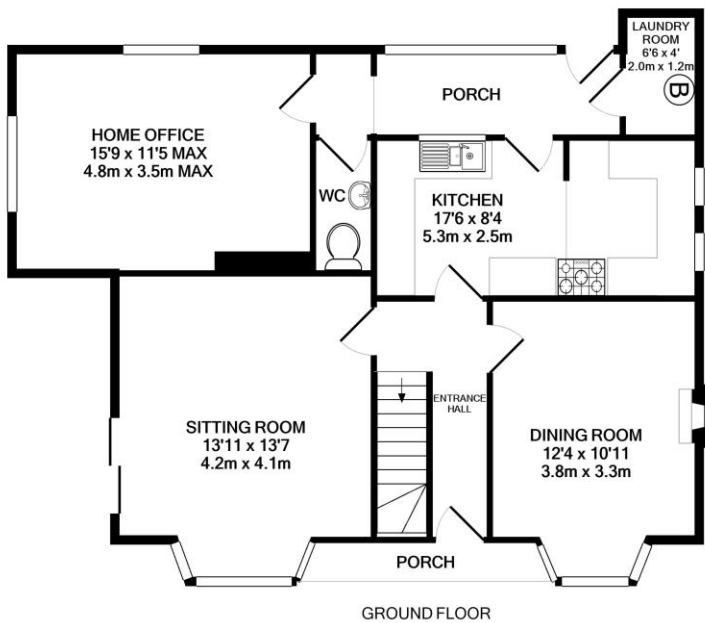
Tel: 020 7318 7082

Photographs taken on 27.02.2020 and 05.03.2020.

Particulars prepared March 2020.







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.