



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## FORGE COTTAGE

STOKE BLISS, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8QJ

GUIDE PRICE

**£425,000**



### A QUIRKY AND CHARACTERFUL DETACHED COTTAGE IN A FANTASTIC RURAL LOCATION.

- KITCHEN/DINER
- SITTING ROOM WITH WOODBURNER
- GARDEN ROOM & HOME OFFICE

- THREE BEDROOMS
- SHOWER ROOM
- UTILITY ROOM WITH WC

- ATTRACTIVE COTTAGE GARDENS
- DETACHED WORKSHOP
- CARPORT & DRIVEWAY PARKING

#### NICK CHAMPION LTD

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# FORGE COTTAGE, STOKE BLISS, TENBURY WELLS, WORCESTERSHIRE, WR15 8QJ

## APPROXIMATE DISTANCES

Tenbury Wells – 7 miles, Bromyard – 7.5 miles, Leominster – 15.5 miles, Ludlow – 17 miles, Worcester – 18 miles, Kidderminster – 18 miles, M5 J6/J7 – 21 miles, Hereford – 23 miles.

## DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 via Market Street and Cross Street and after 0.4 mile turn left onto the B4214 signed Bromyard. Proceed for 4.8 miles before turning left signed Hanley and Stoke Bliss Church and proceed for 0.8 mile before turning left again signed Hanley and Stoke Bliss Church. Proceed for 1.1 miles and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

Forge Cottage is located in the Parish of Stoke Bliss and nestles amidst delightful rolling farmland on the Worcestershire/Herefordshire border. The local market towns of Tenbury Wells and Bromyard are just a short drive away and are host to a range of amenities.

Forge Cottage is a detached country cottage which has been extended and also now incorporates the former forge into its quirky and characterful accommodation. The property is constructed of part stone and mainly brick elevations with some timber clad extensions under a clay tiled roof, with the most recent addition of a timber framed garden room in 2006. The property has attractive south-west facing cottage gardens, a generous gravel parking area, a carport and a detached workshop – in all the property extends to about ¼ acre (tbv). The property benefits from oil fired central heating, double glazing and solar panels which were installed in 2011.

## ACCOMMODATION

The entrance porch has a quarry tiled floor and adjacent is a utility room with a Belfast sink, plumbing for a washing machine, space for a tumble drier, and a wc. The entrance hall has a quarry tiled floor, an understairs cupboard and an opening leading through to the sitting room which has an oak floor and a Clearview woodburning stove on a stone hearth. The kitchen/diner has a tiled floor, a range of handmade painted wooden base units incorporating a bespoke Elm worktop, an integral Zanussi gas hob and electric oven, a Belfast sink, space for an undercounter fridge, plumbing for a dishwasher and the potential to install a range cooker/Aga or stove in the inglenook fireplace (not currently in use). A part glazed door opens into a side porch, and a door leads into the garden room which has an oak floor, two fully glazed elevations and French doors opening onto the garden. An inner hall with airing cupboard leads to the two ground floor bedrooms.

From the entrance hall stairs rise up to the first floor landing leading to a double bedroom with pine floorboards, and the shower room with extra large shower cubicle, vanity basin unit and wc.

The home office is accessed externally and is currently utilised as a store room.

## OUTSIDE

A gated gravel driveway with parking for three cars leads to the single carport and to the detached workshop (33'6" x 12'5") with power and light, which could also be converted to garaging. The south-west facing gardens are mostly laid to lawn with a patio entertaining area adjacent to the property, mature shrub and flower borders including a variety of roses, and is interspersed with ornamental and fruit trees including damson and apple varieties, and there

are two vegetable plots, a soft fruit plot, a greenhouse (7'4" x 6'), and a timber garden shed (15'5" x 7'5").

## LOCAL AUTHORITY

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

## SERVICES

Mains water and electricity are connected.  
Oil fired central heating – external Warmflow boiler.  
Bottle gas to hob.  
Private drainage.  
Solar panels.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – 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)

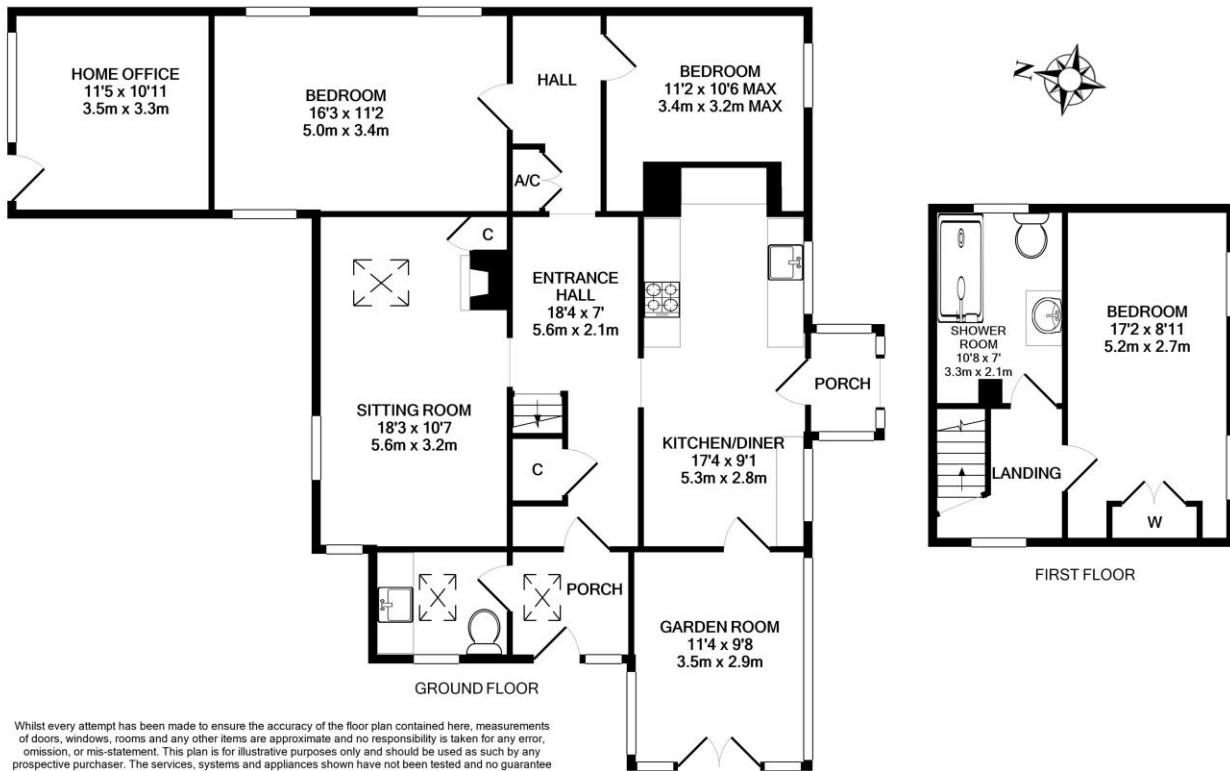
## LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG  
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Photographs taken on 17<sup>th</sup> September 2020.  
Particulars prepared September 2020.







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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.