



NICK
CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

GRANARY COTTAGE

DEAN PARK FARM, BORASTON LANE, TENBURY WELLS,
WORCESTERSHIRE, WR15 8LE

GUIDE PRICE

£325,000



AN APPEALING BARN CONVERSION IN AN ELEVATED RURAL SETTING NEAR TO TENBURY WELLS.

- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- CELLAR STORAGE

- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM & CLOAKROOM

- GENEROUS GARDENS
- DOUBLE GARAGE
- AMPLE DRIVEWAY PARKING

NICK CHAMPION LTD

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APPROXIMATE DISTANCES

Tenbury Wells – 1.1 miles, Ludlow – 8 miles, Kidderminster – 18 miles, Worcester – 23 miles, M5 Junction 6 – 24 miles, Hereford – 25 miles, Birmingham – 36 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the T junction turn left onto the A456 in the direction of Shrewsbury and Leominster. Proceed for 0.2 mile before turning right onto Boraston Lane and after 0.6 mile turn left at the T junction. Take the first driveway on the left hand side and the property will be found at the top of the driveway on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Granary Cottage is pleasantly situated in an elevated rural setting and enjoys fantastic views across the Teme Valley. Granary Cottage is just a short drive or a leisurely walk away from the market town of Tenbury Wells.

Granary Cottage is one of only a handful of properties in an exclusive development and having been retained by the farmer is now offered for sale for the first time. The barns were converted circa 2001 and Granary Cottage is constructed of mellow brick elevations under a clay tiled roof and offers attractive and characterful accommodation with exposed beams. The property benefits from mains gas fired central heating, double glazing, a detached double garage, ample parking space, generous gardens and cellar storage. The property would benefit from some upgrading and is offered with no upward chain.

ACCOMMODATION

A part glazed door opens into the entrance hall with tiled floor, understairs storage area and adjacent cloakroom with hand basin and wc. The kitchen/breakfast room has a tiled floor, light wood base and wall units incorporating a stainless steel sink/drainage, space for a cooker, an integral CDA fridge, plumbing for a dishwasher and washing machine, and houses the Alpha combi boiler. There is an adjacent dining room, and an L shaped sitting room with French doors opening onto the rear garden.

Stairs rise up from the entrance hall to a gallery landing with an airing cupboard with shelving. The master bedroom has an ensuite with a tiled floor, Triton shower, pedestal basin and wc. There are two further bedrooms and a family bathroom with a tiled floor, bath, vanity basin unit and wc.

From the entrance hall stairs lead down to the cellar storage area.

OUTSIDE

A right of way along the farm driveway leads to the gated private gravel parking and turning area leading to the detached brick and tile double garage (18'11" x 18'10") with two pairs of wooden garage doors, a pedestrian side access and light. A wicket gate leads from the parking area through to the enclosed rear garden which is mostly laid to lawn with shrub and flower borders and a patio entertaining area adjacent to the property.

TENURE

Freehold

SERVICES

Mains water, electricity and gas are connected. Shared private drainage.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details available upon request or follow the link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8211-7629-6219-0739-9992>

FIXTURES & FITTINGS

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

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

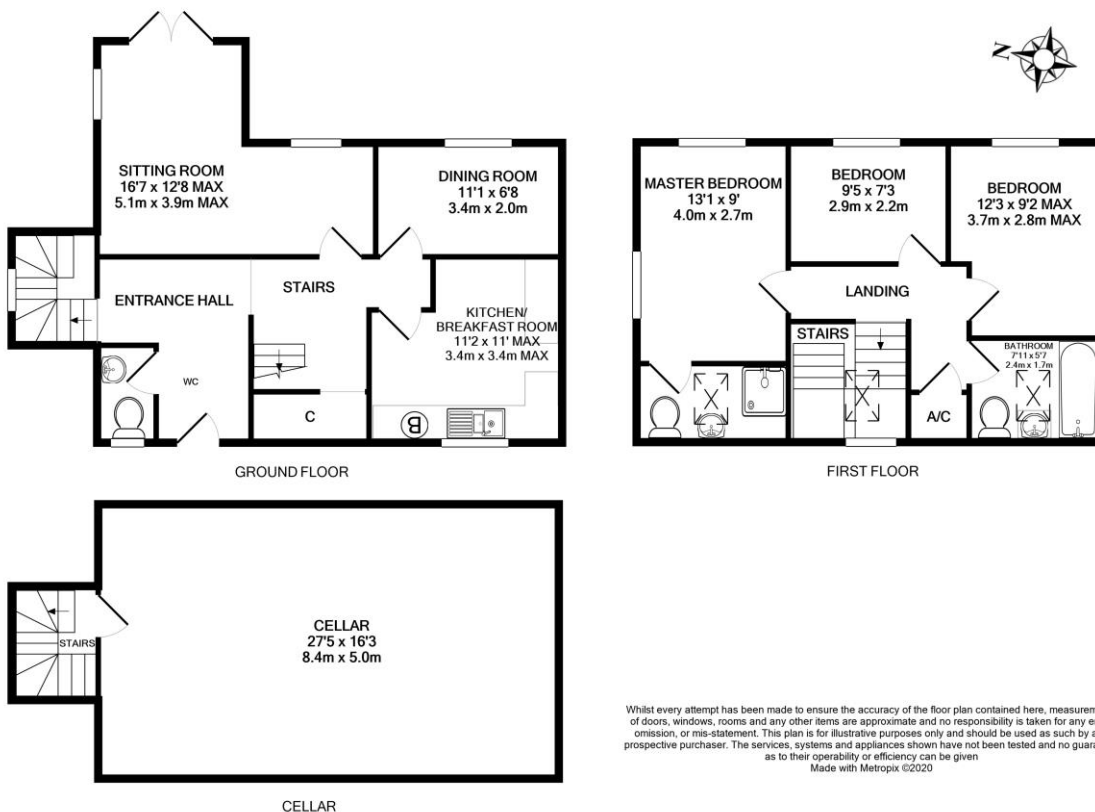
LONDON SHOWROOM

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

Photographs taken on 25th September 2020
Particulars prepared October 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.