



SPRING GROVE

SPRING GROVE LANE, OLDWOOD,
TENBURY WELLS, WORCESTERSHIRE, WR15 8TE



NICK
CHAMPION

SPRING GROVE, SPRING GROVE LANE, OLDWOOD, TENBURY WELLS, WORCESTERSHIRE, WR15 8TE

A SIMPLY IDYLIC SMALL COUNTRY ESTATE WITH HANDSOME LATE GEORGIAN RESIDENCE, PASTURELAND AND SMOKEY DRAGON COTTAGE

– ABOUT 19.02 ACRES, 7.699 HECTARES.

- FARMHOUSE KITCHEN WITH AGA
- THREE RECEPTION ROOMS
- CONSERVATORY AND CELLARS

APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 1.5, Leominster – 8.5, Bromyard – 10.5, Ludlow - 11, Hereford - 21, Worcester - 23, Birmingham - 38, Shrewsbury - 41.

SITUATION

Spring Grove is tranquilly situated at the end of Spring Grove Lane, a no through road leading off Oldwood Common. Spring Grove is set amidst beautiful pastoral countryside still so prevalent around the Teme Valley market town of Tenbury Wells which was christened the 'little town in the orchard' by Queen Victoria.

Tenbury Wells offers a variety of shops and services, a library, a doctors' surgery, a cottage hospital, a cinema, swimming pool, primary and secondary schools, and a range of clubs and societies. There are several excellent private preparatory schools in the locality including Moor Park, Lucton and Abberley Hall. The market towns of Ludlow, Leominster and Bromyard are also within easy reach as are the cathedral cities of Hereford and Worcester. The M5/M42 motorway network is about 40 minutes away and local west country rail services are available at Leominster and Ludlow with intercity connections at Worcester to London Paddington and via Birmingham New Street to Euston. Birmingham Airport is just 52 miles and Shobdon Aerodrome which offers private and charter flights is 30 minutes away by car.

DESCRIPTION

Spring Grove comprises of a simply idyllic small country estate which oozes charm and appeal whilst providing rural living without complete isolation.

- FIVE BEDROOMS AND TWO BATHROOMS
- DOUBLE GARAGE AND STABLING
- PART WALLED GARDENS

Spring Grove is south facing and has a handsome late Georgian façade with all of the principal rooms having full height sash windows to appreciate the views out over the well stocked gardens and the fields beyond to 'Smokey Dragon' a children's place of fantasy, but formerly most probably a woodcutter's cottage and now a great opportunity to perhaps restore into a quaint holiday home (subject to planning). History is still evident in the preservation of the original driving pony twin stall stable and trap house, albeit a double garage has been added.

Spring Grove over the years has also been a small traditional livestock and fruit farm with plenty of old fruit trees still in evidence and the property comes with some useful farm buildings and nine separate paddocks currently home to sheep but which would also be equally suitable for equestrian use.

SPRING GROVE HOUSE

The house is approached off the end of Spring Grove Lane by crossing over a cattle grid set in the tarmac driveway which leads on to a generous turning and parking area. The formal front entrance has an inset porch and a glazed entrance door opening into a charming hall which has a fine polished oak winding staircase and picture gallery leading up to the first floor. The principal reception rooms include a morning room/library which has fitted book shelving and a fireplace with a wood burner set on a grey marble hearth, a drawing room with an open fireplace with a green marble hearth and a formal dining room. A door from the hall opens onto steps leading down to two restored dry cellars with cold slab and

- FARM BUILDINGS
- PASTURELAND
- SMOKEY DRAGON COTTAGE

an ideal fine wine store. The farmhouse kitchen is equipped with an oil fired sky blue Aga with twin hotplates and a rustic range of handmade pine wall and base units with a ceramic tiled work surface. The kitchen opens out into a conservatory which provides additional informal dining. The utility room has a back door out to a small walled courtyard/drying area with outside wc and a lean-to workshop/store which was formerly the trap house. Leading off the utility is a boiler/storeroom with an oil fired Worcester Danesmoor 26/32 boiler. The side hall has a cloakroom and an internal glazed door and draft screening to the secondary reception entrance door which opens off the parking area.

The first floor has a large gallery landing which leads to two principal front bedrooms, the larger of which has a connecting door to an inner landing with adjacent bathroom. The main landing has steps down to a secondary landing which leads to two more double bedrooms both with fitted basins, to a single bedroom/nursery and to a second bathroom.

OUTSIDE

The tarmac parking area provides plenty of informal parking adjacent to the double garage and former driving pony stable and harness room/feed store which is now a general garden store with a first floor hay loft over the stable section with external access. The driveway is flanked by ornamental trees, shrubs and flower borders which provide a natural screen to the house and enhances the privacy. A gravel terrace extends along the front of the house with steps leading off down to the front lawn which is flanked by mature ornamental tree,

shrub and floral borders and looks out over estate fencing to the fields beyond. To the side, a part walled garden with an additional expanse of lawn with shaped borders and a host of native and exotic plants attracts the morning sun and is ideal for secluded al fresco dining in privacy. Separate kitchen garden area.

FARM BUILDINGS

A range of useful livestock and fodder storage buildings with independent access lie to the north and include livestock stabling/penning and storage building overlooking a concrete handling yard, a timber French barn with a modern lean-to sheep shed attached.

LAND

The level to very gently sloping south facing pastureland encircles the house and extends to nine strongly hedged fields providing hearty livestock grazing and many also suitable for mowing. The fields have ample shade and shelter with a brick sheep pen servicing three fields together and access to mains water fed field troughs. Some old fruit trees provide evidence of the region's renowned historic past along with a more recently established mixed orchard parcel.

SMOKEY DRAGON

Situated alongside the southern boundary is what was probably a former woodcutter's two up and two down brick cottage set in its own wild garden. The cottage is currently boarded up but is ripe for restoration into what could be a useful source of income as a potential Airbnb, holiday let or similar (subject to planning) or equally it could continue to be a dream playhouse.

SERVICES

Mains electricity, mains water, private drainage, oil fired central heating.

FIXTURES & FITTINGS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating F - Further details are available upon request or by following the link: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0720-3002-0206-7869-2200>

LOCAL AUTHORITY

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

PLANS, SCHEDULES & BOUNDARIES

The plan reproduced within these particulars is based on Ordnance Survey data and is provided for illustration purposes only. It is believed to be correct, but its accuracy is not guaranteed. The purchaser(s) should be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendors nor the vendors' agents will be responsible for defining boundaries or ownership thereof.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

A bridlepath from Spring Grove Lane crosses over the land and two public footpaths. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their solicitor or surveyor.

TENURE

Freehold, with vacant possession on completion.

UPLIFT

An uplift will be included in the sale to cover future residential or commercial development of the property. Full details on request.

METHOD OF SALE

The property is for sale by private treaty.

VENDORS' SOLICITORS

Norris and Miles
6 Market Square, Tenbury Wells, Worcestershire, WR15 8BW
Tel: 01584 810575
E-mail: post@norrismiles.co.uk

VIEWING

Strictly by prior appointment with Nick Champion the Sole

Agent: –

Tel: 01584 810555

E-mail: info@nickchampion.co.uk

To view all of our properties for sale and to let go to:-
www.nickchampion.co.uk

LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG

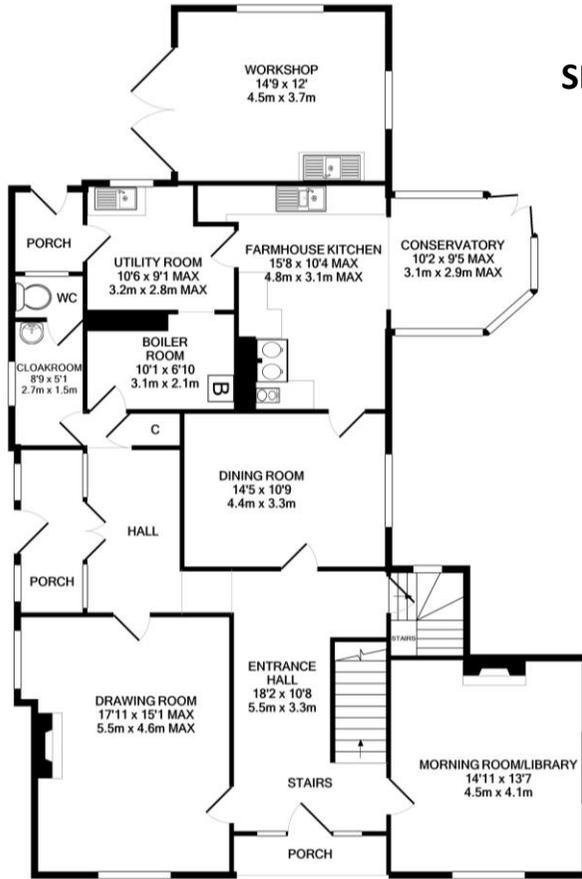
Tel: 020 7318 7082

PHOTOGRAPHS TAKEN: 25th May 2021

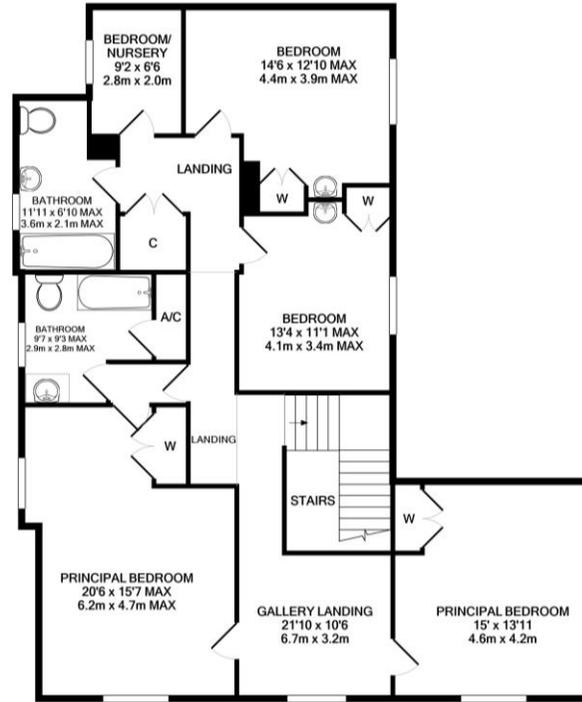
PARTICULARS PREPARED: June 2021



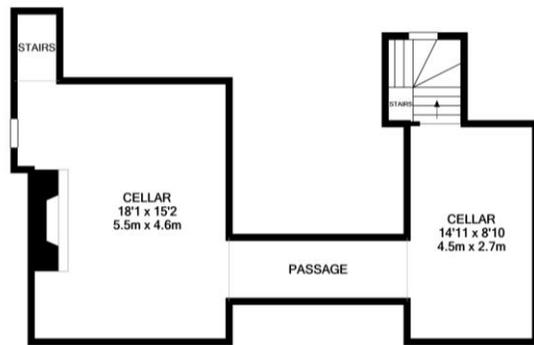
SPRING GROVE



GROUND FLOOR



FIRST FLOOR

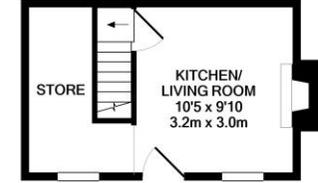


CELLAR

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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FIRST FLOOR



GROUND FLOOR

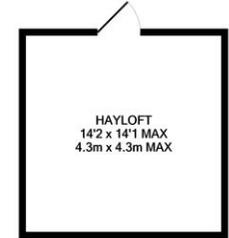
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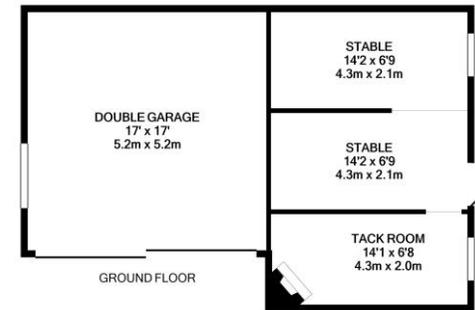
SMOKEY DRAGON



GARAGE & STABLE BLOCK



FIRST FLOOR



GROUND FLOOR

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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.



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