



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## COACH HOUSE

BURFORD, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8AH

GUIDE PRICE

**£395,000**



**AN EDWARDIAN COACH HOUSE REQUIRING MODERNISATION  
TUCKED AWAY IN A SECLUDED LOCATION  
WITHIN LEVEL WALKING DISTANCE OF THE MARKET TOWN CENTRE.**

- KITCHEN WITH LARDER
- DINING ROOM
- SPACIOUS SITTING ROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- SHOWER ROOM
- ESTABLISHED GARDENS
- ATTACHED GARAGE & WORKSHOP
- DRIVEWAY PARKING

### NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Email: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



# COACH HOUSE, BURFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8AH

## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.3, Ludlow – 7.5, Leominster – 10, Kidderminster - 18, Worcester - 22, M5 Junction 6 - 24.

## DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 in the direction of Leominster/Shrewsbury. On passing the turning into Swan Close take the third right hand driveway for Stanbrook House and follow the drive around the right hand side of the house and Coach House will be found at the end of the drive as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

Coach House is hidden away in a private setting and yet it is only a short level walk to the town centre. The market town of Tenbury Wells offers many facilities including a variety of supermarkets, shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, swimming pool and gym, and a range of clubs and societies.

Coach House as the name suggests was previously the Edwardian coach house to Stanbrook House and is constructed of mellow brick elevations under a clay tiled roof. The property is set within delightful and established private partly walled gardens with a south facing front garden, a rear garden and a large parking area. The property is in need of some modernisation and offers tremendous scope to extend or incorporate the attached garage and workshop into the living accommodation to create a very spacious and desirable family home. The property features mains services including gas fired central heating, and is offered with no upward chain.

## ACCOMMODATION

The entrance hall has wood strip flooring and an understairs cupboard housing the Potterton boiler. The spacious sitting room has a wood block floor, a full height and width window and patio door combi opening onto the garden, and an open fireplace with a stone surround (not in use). An opening leads through to the dining room with a wood block floor, a service hatch from the kitchen, and French doors opening onto the garden. A sliding door leads through to the kitchen/breakfast room which has a range of fitted units incorporating a stainless steel double sink and drainer, space for a cooker and fridge/freezer, a larder with a cold slab and shelving, and a door through to the garage. From the entrance hall an inner hall leads to a ground floor double bedroom with a fitted wardrobe with a hanging rail and shelving, and a fitted dressing table and chest of drawers. The adjacent shower room has a turquoise suite with a thermostatic shower, vanity basin unit and wc.

From the entrance hall stairs rise up to the first floor landing with a walk-in airing cupboard housing the immersion tank and shelving. The master bedroom has exposed wooden floorboards. The second double bedroom has exposed wooden floorboards, a fitted wardrobe with a hanging rail and shelving, and an over stairs storage cupboard. The bathroom has a pink suite with a bath, pedestal basin and wc.

## OUTSIDE

A right of way across the Stanbrook House driveway leads to Coach House with ample parking and turning space on the gravel driveway in front of the attached garage which has wooden double garage doors, a Belfast sink, plumbing for a washing machine and doors to the kitchen and opening onto the rear garden. The partly walled and south

facing front garden is mostly laid to lawn with established shrub and flower borders, fruit and ornamental trees and a large patio partly covered by the large open porch. From the driveway a side path leads around to the rear garden which is mostly laid to lawn with an attractive Acer. An attached workshop has power, and doors opening onto the front and rear gardens.

## SERVICES

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

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/4237-9625-0000-0080-5296>

## 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:

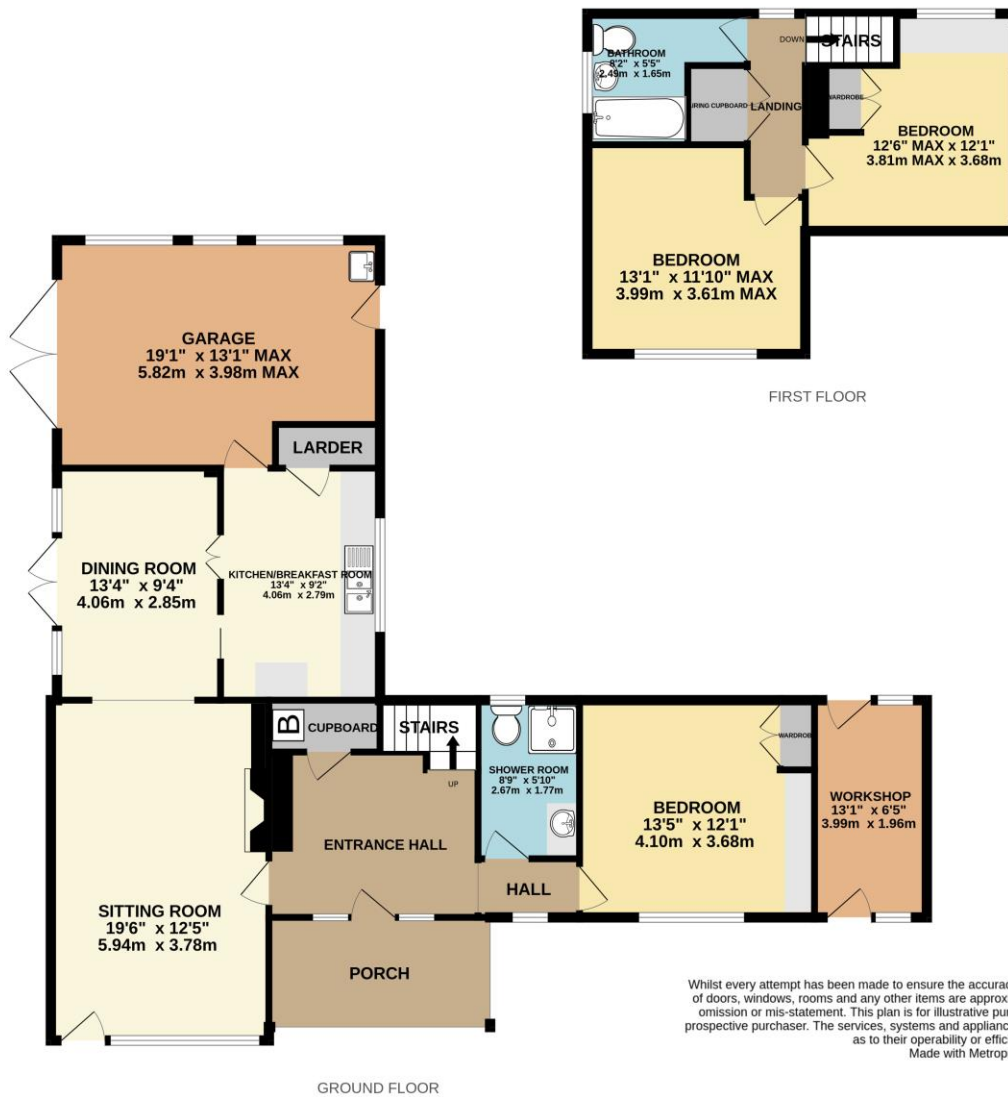
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what3words: ///grumbling.select.rungs

Photographs taken on 12<sup>th</sup> June 2024 and 22<sup>nd</sup> June 2024  
Particulars prepared June 2024







Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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.