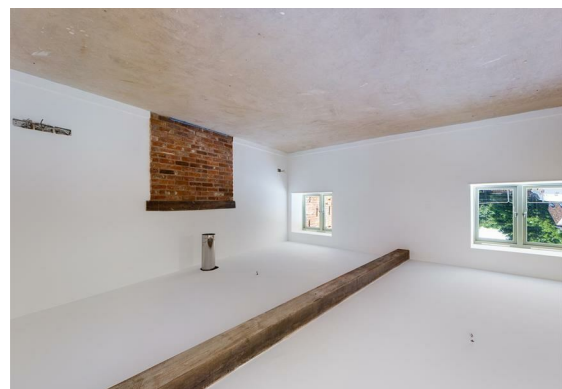
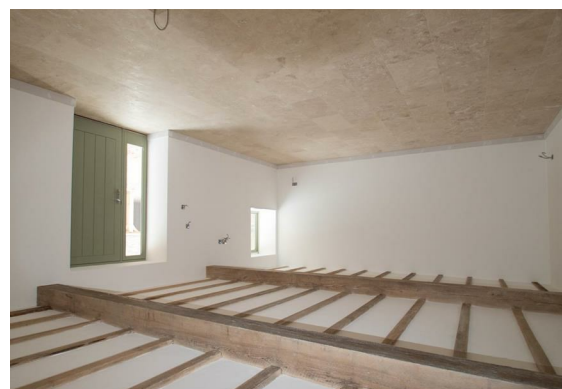




Hop Pickers Rest,
Tenbury Wells, WR15 8HH

Price
£499,950

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LAND & NEW HOMES

Hop Pickers Rest,

Tenbury Wells,

Hop Pickers Rest forms part of a most attractive development of heritage barn conversions arranged in an L shape and retaining much character, including a wealth of beams, coupled with superb appointments and located in a rural setting most conveniently situated just minutes drive from Tenbury Wells, a bustling market town with a wide range of amenities.

- Heritage character barn conversion
- Three bedrooms, principle bedroom with ensuite dressing room and shower room
- Large open plan kitchen/dining room with fitted shaker style furniture and integrated appliances
- Choice of colour for kitchen furniture
- Full height entrance hall
- Family bathroom
- Enclosed patio garden
- Two car ports
- Worcester Bosch system boiler providing heating to underfloor heating and first floor radiators
- Superfast Fibre Broadband with Category Six cables

Directions

From Ludlow proceed along the A49 in a southerly direction to Wooferton over a railway bridge and Starbucks will be seen on the right hand side, take the next turning left, the A456, opposite the Salwey Arms, continue along the A456 for approximately 4 miles and the property will be seen on the left hand side as marked by the agents For Sale board.

Introduction

Hop Pickers Rest forms part of a characterful L shaped development of heritage barns, featuring a wealth of beams throughout, which are being skillfully converted by a local builder to provide tasteful, well appointed accommodation that offers character but also embraces today's lifestyles, Superfast Broad Band with Category Six connectivity, underfloor heating, open plan kitchen and dining areas, stylish kitchens and car port parking for two vehicles to each property, everything has been thought of in these impressive homes that certainly have the Wow factor!.

Within the home

The property benefits from modern building regulations which include the latest insulation requirements, LPG central heating with a Worcester Bosch system boiler, providing underfloor heating throughout the travertine tiled ground floor and to radiators and a heated towel rail on the first floor, the double glazed windows are bespoke. The front door gives access to a dramatic full height entrance hall with oak staircase, off the hallway is a living room with double glazed doors to the patio garden, in the hearth is a wood burning stove, the generously proportioned open plan kitchen and dining room has an impressive beamed ceiling and the purchasers will have a choice of colour for the shaker style kitchen furniture which will be equipped with an electric oven and hob, dishwasher and fridge freezer, a utility room has a washing machine and provides access to the rear patio garden and there is a cloakroom. In the full height hall features beams and an impressive oak staircase to the first floor leads to a landing with space for a desk or console table and provides access to the bedrooms and family bathroom. The principle bedroom features a dramatic vaulted ceiling with attractive beams and en suite shower and dressing rooms, two further double bedrooms have similarly vaulted ceilings with beam features, the bathroom features quality appointments, for those working from home the inclusion of Superfast Fibre Broadband with Category 6 connectivity will be a comfort. To the rear is an enclosed patio garden and the gravelled driveway provides access to two allocated carports with light and power points.

The Area

Tenbury Wells, situated on the banks of the River Teme and marking the border between Worcestershire, Shropshire and Herefordshire, was once said to have been called "my little Town in the Orchard" by Queen Victoria. It is now perhaps best known for its annual holly and mistletoe sales which are said to be one of the largest in the country. The town has a wide range of independent shops including ironmongers, bakers, butchers, fish shop clothes and gift shops, pubs, restaurants and cafes, and a Tesco Super Store. The Round Market is held every Saturday and The Country Market, for local produce, is held on Tuesdays. There is interesting architecture which includes a number of listed buildings both Georgian and 17th Century half timbered. Local schools include Tenbury Primary School, Burford Church of England Primary School and Tenbury High Omiston Academy.

Parking

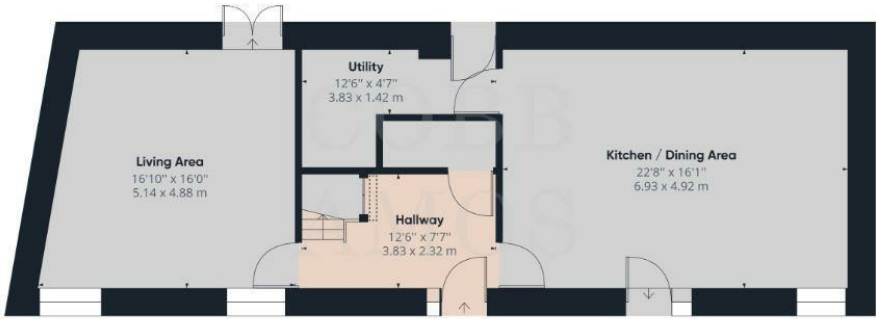
A gravel driveway provides access to two allocated car ports with light and power points

Services and Tenure

Mains Electricity and water, drainage is to a shared treatment plant a management company of owners will be set up for the maintenance, LPG gas from a tank
Shropshire Council - Tax Band TBC
Freehold

Agents notes

The initial release of these well appointed and presented homes will include plots 4, Hop Pickers Rest & 5, Hop Field View, the remaining three plots are currently under development.



Approximate total area⁽¹⁾
1647.18 ft²
153.03 m²

Reduced headroom
1.59 ft²
0.15 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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