



Hop Field View,
Tenbury Wells, WR15 8HH

Offers In Excess Of
£280,000

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Hop Field View,

Tenbury Wells,

Hop Field View forms part of a most attractive development of heritage barn conversions 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
- Two bedrooms
- Open plan lounge and dining kitchen
- Shaker style kitchen furniture
- Travertine tiled ground floor
- Wealth of beams
- Courtyard garden
- Car port parking for two vehicles
- Worcester Bosch combination boiler with underfloor heating and first floor radiators
- Superfast Fibre Broadband with Category 6 connectivity

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.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

Introduction

Hop Field View 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! Hop Field View has views, across the road, of the hop field.

Within the home

The property benefits from modern building regulations which include the latest insulation requirements, LPG central heating, and bespoke double glazed windows, together with Superfast Fibre Broadband with Category 6 connectivity for flexibility and comfort to those working from home. The front door gives access to the travertine tiled open plan ground floor which comprises a living room with wood burning stove and flue, glazed doors to the walled patio garden and an attractive staircase to the first floor, the kitchen/dining area is furnished with grey shaker style units and built in appliances to include oven, hob, canopy extractor, dishwasher and fridge/freezer. Stairs to the first floor provide access to two similarly sized double bedrooms with vaulted ceilings, there are delightful beam details throughout the property, the bathroom has a vanity wash hand basin, wc and bath with glazed shower screen and shower complimented by white, metro style tiles.

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 Ormiston 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 to cover 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.

Do you have a property to sell or rent?

We offer a free market appraisal to accurately value your property to achieve the best possible sale or rental figure in the current market. We are brilliant at tailoring marketing strategies to you and your property and guiding you on how to maximise the value. Contact us on 01584 700648 to book your appointment.

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