6 Lineage Court
Burford
Tenbury Wells
Worcs WR15 8HD
Offers in the Region of
£282,250 Freehold
Where is Tenbury Wells? I hear you say.. Well if you do not know where we are, you are really missing out. To be found on the banks of the river Teme in the northern most point in Worcestershire. The bustling market town of Tenbury is approached from all directions by driving through the rolling hills of the Worcestershire countryside. An unspoilt slice of the traditional lifestyle is to be found in our town.

Queen Victoria named Tenbury 'her little Town in the Orchard' and the 'Wells' was added in 1840 to promote the Mineral Water wells. We are also famous for our annual mistletoe and holly sales, believed to be the biggest in the country. We have locally produced cider, perry, cheese makers, master bakers and honey.

Tenbury offers such a wide variety of shopping and services from locally owned traders including a fish monger, butchers, delicatessen, hardware shop, builders merchant, cafes, restaurants, bars, doctors surgery, dentists, library, post office, hairdressers and gift shops. All located on the High Street, there are also plenty of leisure and entertainment venues. We have a beautifully restored art deco style Theatre presenting plays, comedians, pantomime and films. Tennis Courts, Bowels Club and swimming pool with gym facilities. Sapey Golf club is located 18 miles away and there are independent garages for all your motor needs. There is also a cottage hospital located in Burford.

Tenbury supports numerous good causes with many charity fund raising evenings, we also have many clubs that are friendly and eager for new members such as the art club, walkers club to name but a few.

M5 jct 5 23 miles, Droitwich is 23 miles, Kidderminster 18 miles, Worcester 22 miles, Hereford 22 miles and Ludlow 8 miles these all offer strong transport links to London, Birmingham and the surrounding areas.

Lineage Court is a small development of barns originally built in the 1700's. Number 6 also includes the oast house itself, the developer sympathetically converted the barns in 2003 to a very high standard but yet being able to retain many original beams and features. The living room is where the hops would have been stored, before the drying process began in the kiln (the kitchen, and master suite) the brick stonework in the northeast facing part of the kiln indicates where the fire would have been fed. As to be expected with a converted hop kiln (originally known as a kell) there is a need for a few extra flights of stairs to allow full usage of the entire building.

In addition Lineage Court has two lovely patio seating areas affording lovely views towards St Mary’s Church and over Tenbury town itself. As well as the many other charms to be found in this property, the floor tiles laid in the kitchen, living room and dining room have fossilised plant foliage embedded in them.

The entrance hall has a useful downstairs storage cupboard and also a cloakroom with wc and hand wash basin. The living room on your left hand side has a feature brick fireplace with a wood burner and flag stone hearth, double french doors open to the south east facing patio area. The dining room again has double french doors opening to a further courtyard area, the kitchen/breakfast room has a range of matching wall, base and pantry units providing ample storage, integral appliances include fridge, dishwasher and washing machine. The Rangemaster multi fuel range cooker will be staying with the property and a further door leads out to the patio seating area.

The master bedroom suite in the oast part of the building can be enclosed and gives you an ensuite shower room, a spacious bedroom with built in wardrobes and stairs lead up to the top of the kell to give a mezzanine area. There are many uses for this space such as an office, additional bedroom space for guests or even a music/reading room.

The second bedroom has a wonderful feature oak truss and built in wardrobes, next door is the family bathroom with shower. The landing has exposed beams and a further tall cupboard for very useful storage. A third bedroom is built into the eaves of the original hop store with exposed beams and a velux window.

Outside there are gravelled parking areas with security lighting, a detached brick built garage gives ample room for further storage in the eaves, utility area, lighting and electrical points. 5 Lineage Court has an access right over the driveway to the main road but stands behind a gated separate entity.
Services
Mains water, private drainage (share) and mains gas
Local Authority
Shropshire County Council- Council Tax Band E

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(2) These particulars do not constitute part or all of an offer or contract.
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
(4) Potential buyers are advised to recheck the measurements before committing to any expense.
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(6) Mary Stone Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Mary Stone Properties
4 Market Street, Tenbury Wells
Worcs WR15 8BQ
01584 819155
sales@marystoneproperties.co.uk
www.marystoneproperties.co.uk