



New Court, Bromyard Road, Sutton, Tenbury Wells, Worcestershire WR15 8RH

01562 820880

Offers Invited  
£795,000



4 Reception  
Rooms



5 Double  
Bedrooms



4 Bath/Shower  
Rooms



2.25 Acres of  
Garden & Paddock

Mileage (all distances approximate)

Tenbury 1 mile Ludlow 11 miles Leominster 10 miles Bewdley 16 miles Worcester 17 miles Kidderminster 19 miles

#### DIRECTIONS

From Tenbury Wells (A4112) turn left onto Bromyard Road (B4214) proceed for approximately one mile and on the left hand side you will see our agents For Sale board. Turn into the drive where New Court will be found on the left hand side.

#### LOCATION

Tenbury Wells is an attractive market town situated in the north west of Worcestershire. The River Teme, runs along the edge of the town and separates Worcestershire and Shropshire with the Herefordshire border less than a mile away. Tenbury Wells offers a wide variety of recreational and shopping amenities from locally owned traders including a fish monger, butchers, delicatessen, hardware shop, builders merchant, cafes, restaurants, bars, doctors surgery, dentists, library, post office, hairdressers, beauty spas and gift shops. Tenbury Wells also benefits from swimming baths, theatre, bowling Green and tennis courts. Local Nursery, Tenbury Primary and Tenbury High School are all within walking distances.

#### DESCRIPTION

New Court offers a rare opportunity to purchase a handsome detached Georgian country home beautifully positioned in this elevated rural location on the outskirts of the popular market town of Tenbury Wells offering substantial and extended accommodation and sitting within beautifully tended private gardens with an adjoining paddock totalling 2.25 acres with the benefit of a detached former coach house within the grounds. An internal inspection is thoroughly recommended to appreciate the character and size of this wonderful Georgian home.

New Court is approached off the Bromyard Road over a gravelled driveway leading to this wonderful elevated position with the driveway passing the front of the property around the gardens to a rear parking area in front of the detached former coach house.

An imposing stepped entrance leads to the main entrance door to the front of the property opening to a welcoming reception hall.

On the ground floor there are four principal reception rooms all accessed from the generous reception hall with herringbone style flooring and fabulous architectural detail with attractive archways and a straight flight staircase to the first floor accommodation.

Additionally, from the RECEPTION HALL there is an original solid wooden panelled door with staircase leading down to a fabulous converted cellar. To the rear is a lobby leading to a contemporary shower room, utility room, boiler room and the generous fitted kitchen diner.





To the front of the property there are two beautifully proportioned reception rooms, upon entering to the left is the DRAWING ROOM with original sash windows with concertina style wooden shutters allowing for beautiful rural views, as well as a two feature floor to ceiling curved glazed windows with beautiful carved exposed timbers above two apposing pillars also with a beautiful marble fireplace with cast iron fire and hearth.



To the right of the entrance hall is the main SITTING ROOM with feature marble fireplace and tiled hearth with a coal effect gas stove, sash windows and French doors accessing the side lawned gardens.



- Imposing Country Home Grade II Listed
- 5 Double Bedrooms
- 4 Bathrooms
- 4 Reception Rooms
- Generous Kitchen Diner
- Converted Cellars
- Mature Gardens & Paddocks Approx 2.25 acres
- Detached Former Coach House
- Wonderful Rural Views
- Inspection Highly Recommended

Two further RECEPTION ROOMS on the ground floor include a SNUG/FAMILY ROOM with feature coal effect gas fire with wooden surround mantle and marble effect backstage and hearth, sash windows overlooking the private gardens.



The DINING ROOM has wooden block flooring, an open fireplace and sash windows to the side aspect.



The converted CELLARS are well converted with tiled flooring and an initial chamber with arched ceiling and access either side to two separate rooms, currently being used as a home gym with plenty of head height, inset spotlights and dual aspect glazed windows to both front and side with power and lighting.



The second room is a GAMES ROOM or OFFICE with power lighting and heating and oak framed part glazed double doors giving access to the rear gardens.



The well proportioned fitted KITCHEN DINER has a range of wooden base and eye level units, fitted work surfaces and tiled surround with inset one and a half stainless steel sink with single drainer and swan neck mixer tap. There are glazed windows to both front and rear allowing for a particularly light feel with a 'Rangemaster' oven with a 'Rangemaster' hood over, and plenty of dining space with inset spotlights to ceiling.

Both the ground floor SHOWER ROOM and UTILITY ROOM are well fitted and contemporary, well situated off the rear lobby next to the kitchen diner.

From the beautiful gallery style first floor landing direct access can be gained to five double bedrooms two of which benefitting from useful attached dressing rooms and each with their own attractive rural views.

There is a rear landing which gives way to a separate independent bathroom with marble style tiled floor, tongue and groove wooden panelling, claw foot roll top bath with ornate mixer tap and shower attachment with separate pedestal wash hand basin and low level close coupled WC, fitted radiator and heated towel rail. Next door is a further independent SHOWER ROOM being extensively tiled with modern white suite of low level close coupled WC, pedestal wash hand basin and separate corner shower unit with non-slip tray and wall mounted shower unit with glazed sliding doors. The shower room has marble tiles throughout and also benefits from a fitted wall mounted heated towel rail.



The FIFTH DOUBLE BEDROOM has a generous dressing room and also benefits from an en-suite shower room with matching marble floor and wall tiles, a white suite of low level close coupled WC, pedestal wash hand basin and corner shower unit with a non-slip tray and wall mounted shower with glazed sliding doors as well as a fitted radiator and heated towel rail.

## OUTSIDE

New Court sits within beautiful well tended formal and mature gardens with access from the Bromyard road over a sweeping gravelled driveway. The driveway passes the front of this beautiful home and continues leading to a useful hardstanding parking area and turning space in front of the impressive detached former red brick coach house.



The detached former COACH HOUSE offers plenty of useful storage and workshop space as well as further potential for conversion offering both additional residential accommodation or possibly commercial use subject to the necessary planning permissions and consent. The Coach house is of red brick construction under a pitched tiled roof with an initial garage with double timber doors and next to the garage is a solid timber door giving access useful stores/workshop and there are two separate open fronted storage facilities/car ports as well as a pedestrian door giving rise to a timber staircase leading to the current pitched first floor space. The size and nature of the detached former coach house as well as vehicular access gives plenty of opportunity for a variety of uses. The formal GARDENS are laid mainly to lawn being well tended to both sides of the property and in the main to the rear with a raised lawned area interspersed with mature shrub borders, trees and fruit trees. There is a walled boundary to the rear and gated access to the adjoining paddock. The Paddock can also be accessed from the driveway via a vehicular gated access and is bordered via a combination of fencing and mature hedging.

## SERVICES

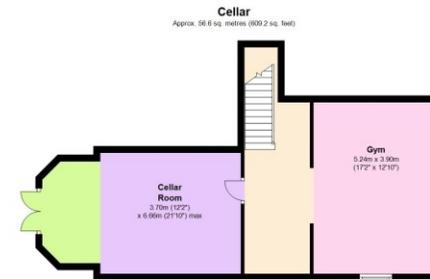
Mains water, electricity and gas are understood to be connected. Drainage by Septic tank. None of these services have been tested.

## FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

## TENURE

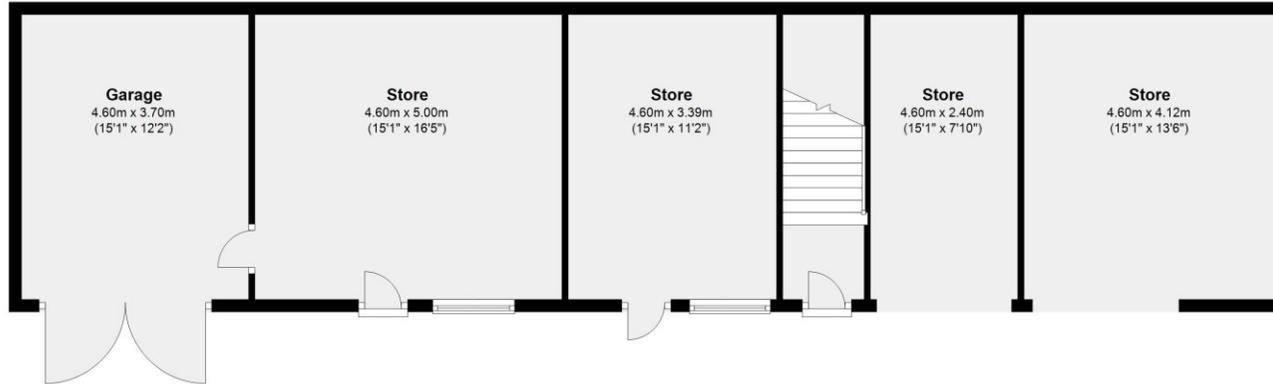
Freehold with Vacant Possession upon Completion



Total area: approx. 352.6 sq. metres (3794.8 sq. feet)  
New Court, Tenbury

**Ground Floor**

Approx. 93.9 sq. metres (1010.8 sq. feet)



**First Floor**

Approx. 93.4 sq. metres (1005.6 sq. feet)



Total area: approx. 187.3 sq. metres (2016.4 sq. feet)

**Outbuildings, New Court**



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

**Mortgage/Financial Advice.** We are able to recommend a completely independent financial advisor, who is authorized and regulated by the FSA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



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