



Fox Grant

SITUATION

Burford 1 mile, Tenbury Wells 2 miles. Ludlow 6.5 miles, Bromyard & Leominster 12.5 miles, Kidderminster 19 miles Worcester 24 miles. Hereford 24.5 miles, Shrewsbury 35 miles.

Road Links: M5 25 miles.

Mainline Train Services: Hereford, Leominster, Ludlow & Worcester.

International airports: Birmingham 51 miles

Sunnyoaks is situated in rural location with far reaching views over open countryside. The property is located along a country road being well placed for both Leominster and Ludlow, with good communications to main roads within short drive which provides good access to the motorway network.

- Four double bedrooms, including downstairs bedroom with en suite.
- Open plan kitchen/dining/living room.
- Sitting room, study.
- Reception hall, utility & cloakroom.
- Private garden with patio, parking.
- Brick built stables with workshop, field shelter.
- 20m x 40m Arena for private use only.
- Set in about 10 acres.
- Barn available as whole or without land

Gardens & Pastureland to about 10 acres

Education: There is an excellent range of both public and private schools in the area with Primary School Education at Burford & Tenbury Wells, secondary school education at Tenbury Wells. There is significant range of independent schools including: Bedstone College, Hereford Cathedral School, Lucton School, Malvern St James, Moor Park at Ludlow, and The Elms. For Independents see www.isc.co.uk and for state school information see www.herefordshiregov.uk/education-and-learning/find-a-school

Local, Sporting & Recreational: The town of Tenbury Wells offers garage, public houses, restaurants, cinema, village hall, schools, supermarkets, leisure centre and church with the market towns of Leominster & Ludlow, offering good range of independent shops, churches, public houses, restaurants, leisure centres, dentists, and doctors. Further amenities including theatres, restaurants and shopping are available at Hereford, Kidderminster, or Worcester.

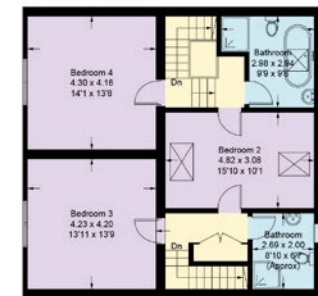
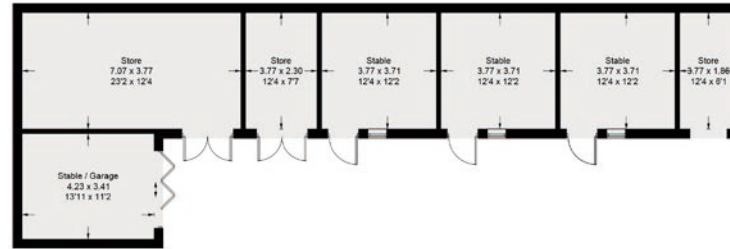
The surrounding area provides a wealth of sporting and recreational opportunities, with the Cleve Hills, Queenswoods, Brockhampton Estate, and the Malvern Hills all accessible. Excellent walking and cycling opportunities abound from the property with good out riding. Horse Racing is at Hereford, Ludlow, Worcester, and Cheltenham. Local Hunts include The Hereford/Clifton and Ludlow Hunts. Within easy driving distance include Kings Equestrian, Hartpur, Stourport Riding Centre, Three Counties Show Ground and Upper Sapay.

Sunnyoaks, Greenway Head

Approximate Gross Internal Area = 268.1 sq m / 2886 sq ft

Outbuildings = 102.8 sq m / 1106 sq ft

Total = 370.9 sq m / 3992 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



SUNNYOAKS

Is a well presented partially attached barn conversion, that was converted in 2000/2001. Entrance is via a spacious entrance hall with cloakroom and doors & stairs leading to the principal rooms. The open plan fitted kitchen/dining with stairs down into the living area with wood burner and magnificent vaulted ceiling with exposed timbers. Door leads from the kitchen to the rear hallway with doors to the utility, outside & downstairs guest bedroom with en suite, walk-in wardrobe & door out on to the decking area. From the living room there are double doors into the sitting room with door through to the study. Both can also be accessed from the entrance hall. There are two sets of stairs to the first floor with the 3 double bedrooms with bathrooms. Throughout the ground floor, there are solid oak floorboards with underfloor heating, all the principle downstairs rooms enjoy far reaching views across open countryside. Tiled floors in the kitchen and entrance hall.



OUTSIDE

The property is approached via country lane which turns into a gravel drive with parking area for several vehicles. To the rear of the property is a private courtyard style garden with decking area, lawn, and mature trees & shrubs. There is a gated access through to the brick-built stables, which are opposite the house.

There are 3 stables, with garage/feed/foaling box, store, and tack rooms. The stables are blending themselves for planning for ancillary/holiday let subject to planning. There is a separate vehicular access to the stables from the lane. The 20m x 40m arena lies across the road from the property with the land sweeping away down the valley. The land is divided into three paddocks with a footpath running across the far boundary. Note: The arena only has planning permission for private use.



AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

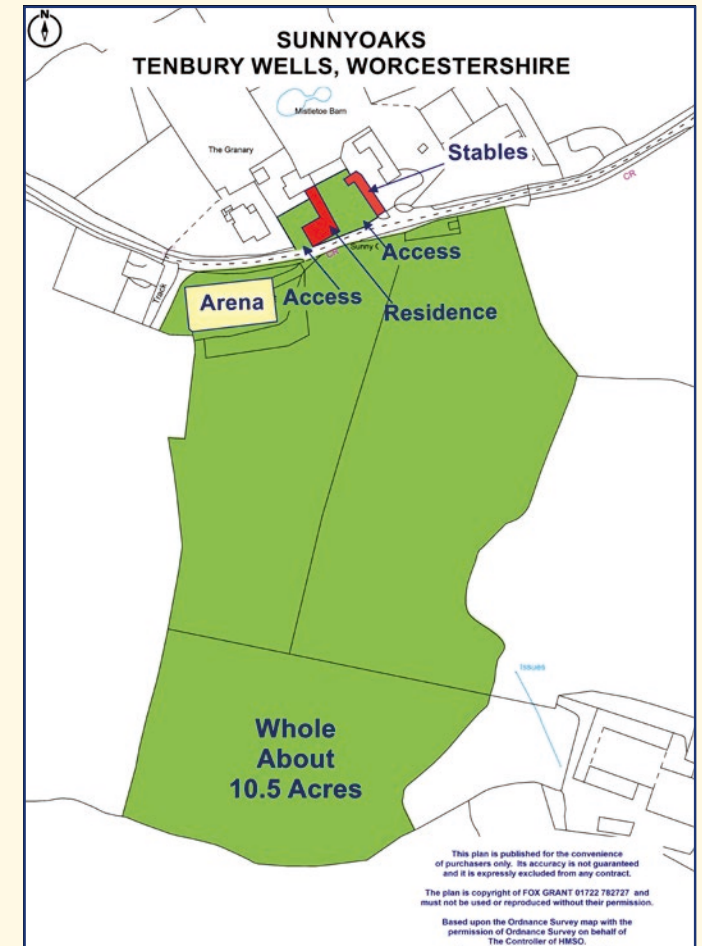
LOCAL AUTHORITY: Shropshire Council 0345 678 9000

COUNCIL TAX: House Band E

TENURE: Freehold with vacant possession

SERVICES: Mains electricity & water, shared private drainage, solar panels, broadband & oil-fired central heating

FIXTURES & FITTINGS: Unless mentioned specifically by separate negotiation.



VIEWINGS

All viewings strictly by appointment through the agents on 01432 367802. Please contact **Liz Langford** for further details or email liz@foxgrant.com



foxgrant.com



**Liz
Langford**



**William
Fox Grant**

Fox
Grant

SUNNYOAKS WR15 8HW

DIRECTIONS

Postcode: **WR15 8HW**

From Leominster proceed North on the A449 for Ludlow, at the Salwey Arms at Brimfield turn right for Tenbury Wells. Proceed along this road until Burford and take the second left turn for Clee Hill by the Kerry factory. Proceed along this road for about 1.5 miles and take the first left turn signposted Greenway Head. Proceed along this road for about 0.5 miles and property will be located on the right handside.

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**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

TRUSTPILOT
★★★★★

**EQUESTRIAN
SPECIALISTS**

**TOURISM
& LEISURE**