



The Sallings, Bockleton, Worcestershire

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The Sallings, Bockleton, Tenbury Wells, Worcestershire WR15 8PX

A characterful timber-framed family home in picturesque countryside

Tenbury Wells 4.5 miles, Bromyard 6.3 miles, Ludlow Station 14 miles (London Paddington 2 hours 56 mins), Hereford 20 miles, M5 (J7) 25.6 miles, Birmingham Airport 51.1 miles

Reception/dining Hall | Sitting room
Conservatory | Kitchen/breakfast room | Utility/
cloakroom | Principal bedroom with en suite
cloakroom | 3 Further bedrooms | Family
bathroom | Garden | Paddock | 0.99 acres
Double garage | Log store | Outbuildings/stables
EPC rating E

The property

The Sallings is a handsome, detached character property offering over 2,100 sq. ft. of beautifully presented and versatile accommodation set over two floors. It benefits from a diversity of charming features throughout, including thick timber beams and inglenook fireplaces.

A trio of flexible and comfortable multi-aspect living spaces create a warm welcome into the ground floor space. There is a large welcoming dining hall with fine oak turned stairway and inglenook fireplace with Jotul logburner. The adjacent sitting room is bright and spacious, with beams and large inglenook fireplace with Stovax woodburner leading to a bright conservatory with travertine tiles enjoying views over the south-facing terrace. The in-keeping farmhouse-style kitchen offers ample space for dining and is home to an array of built-in wall and base cabinetry with Indian granite worktops which are also fitted in the utility room. A Stanley two-oven range cooker, modern fitted appliances, underfloor heating with Italian limestone flooring and dual aspect windows make it a cosy, yet bright space.

The utility room is well fitted with access to the back, it also has a modern cloakroom. The roomy first-floor landing has a pair of tall integrated cupboards with attractive wooden doors, that also feature in two of the property's four well-proportioned bedrooms. The larger principal bedroom also enjoys the use of an en suite cloakroom, whilst the luxury family bathroom with cappuccino marble flooring, well-serves the remainder.

Outside

The property is approached via a five-bar wooden gate, opening onto a sweeping driveway lined with mature trees and shrubs, leading to a detached double garage and a spacious forecourt. A stone-laid terrace wraps around the front of the property and to the south-facing brick patio and formal garden, with its ornamental features, hedging and colourful shrub planting. There is also a paved west-facing terrace, a log store and a timber-built dual stable block, whilst the garden comprises various lush level lawns and borders surrounded by picturesque countryside. The paddock is accessed both from the Common and the garden and is fenced.

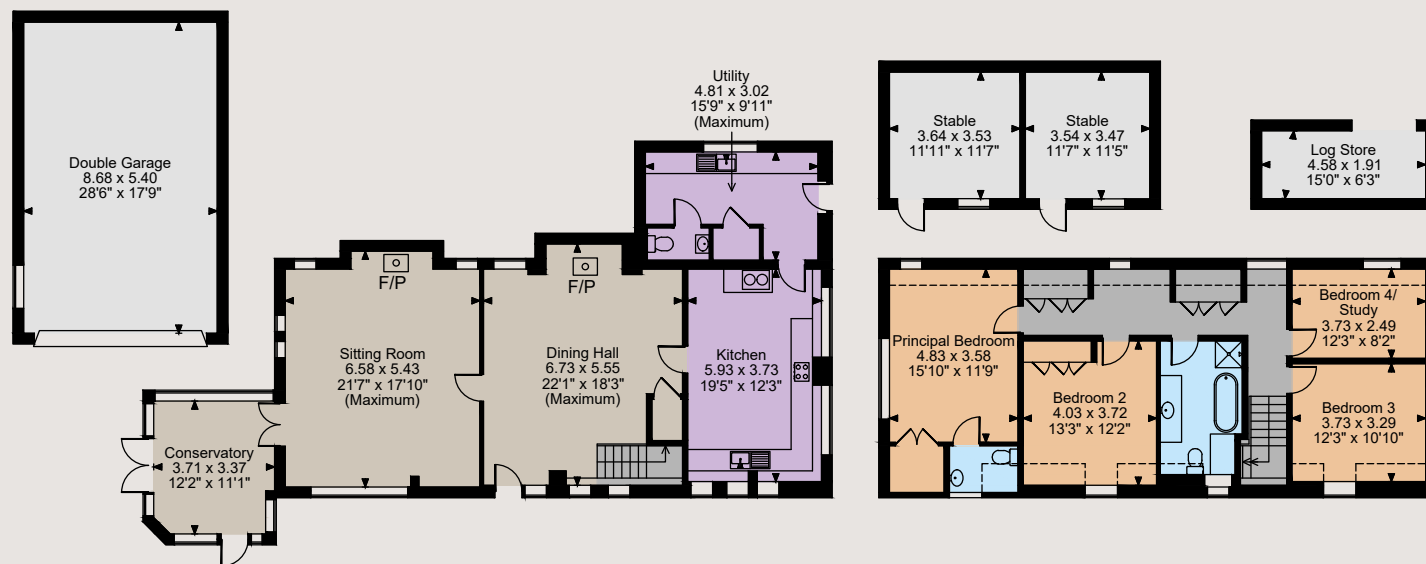
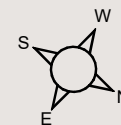
Location

The Sallings is located within a peaceful rural setting with ample opportunities for a wide variety of outdoor pursuits. The nearby market town of Tenbury Wells and the charming small town of Bromyard together, offer a wealth of amenities, including retailers and independent shops, supermarkets, restaurants and public houses, galleries, a cinema and theatre. The historic market town of Ludlow also provides comprehensive recreational, cultural and educational facilities and a mainline train station with London links. Hereford and Worcester are within easy reach, with convenient road links accessible via the A44 and M5. The area offers a good selection of noted independent schools including Lucton, Moor Park and Hereford Cathedral.





The Sallings, Middle Common, Bockleton, Worcestershire
Main House internal area 2,140 sq ft (199 sq m)
Garage internal area 505 sq ft (47 sq m)
Outbuilding internal area 370 sq ft (34 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

What3words///easily.expiring.spirit

General

Local Authority: Worcestershire Council

Services: Mains electricity and water, private drainage (which may not comply with current regulations), oil fired central heating.

Council Tax: Band F

Fixtures and Fittings: Only items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars of not. **Tenure:** Freehold

Guide Price: £750,000

Ludlow

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