



SAMUEL WOOD

Ramblers Way, Boraston, Tenbury Wells, Worcestershire, WR15 8LH

Offers Based On £600,000



# Ramblers Way

Boraston, Tenbury Wells, Worcestershire, WR15 8LH



- Delightful character country cottage
- Cottage Gardens, third of an acre
- Three bedrooms, two bathrooms
- Kitchen/Breakfast room
- A cottage not to be missed
- Grade II listed
- Detached carport/workshop/hobby room
- Three good size reception rooms
- Around 2,000 square feet living accommodation

This detached three double bedroom, two bathroom cottage sits in mature gardens and grounds of a third of an acre with an excellent detached garage block incorporating carport, workshop and hobby room/office. The cottage enjoys an abundance of character with timbers and beams, attractive fireplaces with wood burners and 3 good sized reception rooms.



Boraston is a delightful hamlet set around an ancient church, well away from main roads. This peaceful location benefits from an active village community with a wide range of facilities available in nearby Tenbury, just 2.2 miles away. For those needing to commute, Ludlow train station is a 10 mile drive to the north and the main motorway network is approximately 20 miles to the east.

## Entrance Hallway

A characterful welcome with exposed timber features and access to the cloakroom which has a quarry tiled floor, WC, hand basin and useful storage area.

## Sitting Room

Has an abundance of character with ceiling beams, wall timbers and windows to both the north and west elevations. The feature inglenook fireplace houses a wood burning stove upon a brick hearth with further exposed brickwork.

## Garden Room

Having an attractive tiled floor, exposed stonework, timber trusses and large stable door onto the mature garden.



### Kitchen/Breakfast Room

With stable door and window to the east elevation, tiled floor and ample room for table and chairs. The handmade units have tiled work surfaces and the feature fireplace houses an oil fired range cooker that also provides the central heating and hot water.

### Dining Room

A lovely light room with French doors opening out onto the south facing garden and with a further window in the east elevation. The parquet-style woodblock floor adds character and the fireplace houses a wood burning stove.

### First Floor Landing

With exposed timbered features and airing cupboard with shelving.

### Bedroom 1

Has window overlooking the garden and a lovely chimney pot view across the rooftops.

### En-suite Shower Room

With roof window and a white suite comprising a WC, hand basin and shower cubicle

### Bedroom 2

A double room with built-in wardrobes and a view over the fields to the church.

### House Bathroom

Has a full suite and window overlooking driveway.

### Outside

A gravel driveway provides extensive parking for 8-10 vehicles. The large detached outbuilding incorporates an open front carport (5.3m x 2.53 m) and double doors into the workshop (5.74m x 4.95m). There is a further mezzanine office/hobby space above. All areas have lighting and power sockets.

Ramblers Way is surrounded by mature gardens with a total plot of approximately a third of an acre. The lawns are edged with deep border and seating areas. There is a small orchard, a green house and useful brick garden store.

### Agents Note

There is a public footpath that crosses the driveway.

### Services

Mains electricity, mains water, private drainage, Oil fired heating to radiators via the range in the kitchen, Broadband speeds between 10 and 1800 MBPS.

Flood Risk - Very Low



#### Local Authority

Shropshire Council

Council Tax Band - E

#### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

#### Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

#### Bedroom 3

A further double room with an abundance of character and far reaching views to the east.

#### Directions

Proceed east on the A456 from Tenbury Wells turning left just before the Peacock inn. Follow the Lane into Boraston and the property will be found on the left-hand side opposite the old telephone box as indicated by the agents For Sale sign.



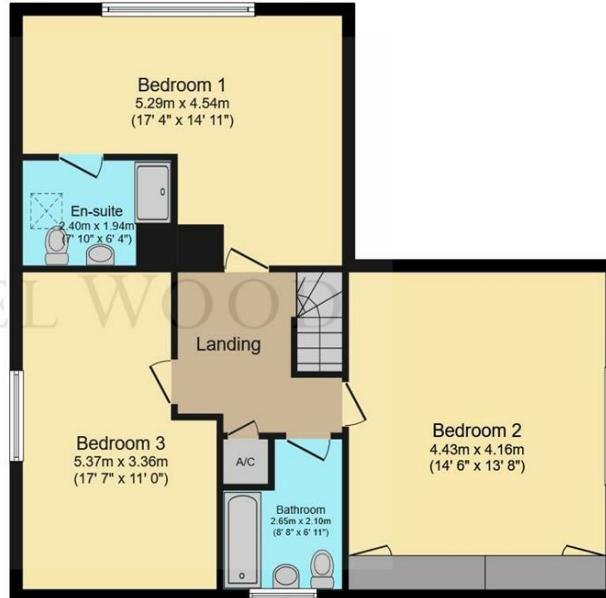




## Floor Plans



**Ground Floor**  
Floor area 105.4 sq.m. (1,134 sq.ft.)



**First Floor**  
Floor area 82.4 sq.m. (887 sq.ft.)

**Total floor area: 187.8 sq.m. (2,022 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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