

TAN HOUSE FARM

RUSHWICK, WORCESTER, WR2 5SZ



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APPROX. 95 ACRES IN TOTAL
GUIDE PRICE: £1,385,000



SITUATION/DIRECTIONS

Tan House Farm is situated to the south of the village of Rushwick, on the west side of the small hamlet of Upper Wick.

The Cathedral City of Worcester is 2 miles to the north-west, with the other popular town of Malvern approximately 5 miles to the south-west.

Worcester City has excellent education choices with a wide variety of schools and the University of Worcester. There is a range of shops and businesses along with the racecourse and Worcestershire County Cricket Ground.

Tan House Farm enjoys superb views over the Worcestershire countryside.

DESCRIPTION

Tan House Farm is offered for sale as a whole, to include farmhouse, outbuildings, farm building and circa. 88 acres of pasture land and 7 acres of woodland and scrub. (note. Circa 90 acres of the land is within the River Teme flood plain).

The farmhouse is a most attractive period property, well-presented both internally and externally.

The accommodation consists of 3 bedrooms and 2 bathrooms upstairs.

Downstairs has a kitchen, boot room and utility room full of traditional features and fabulous entertaining spaces in the dining room, sitting room and snug that are full of character.

There is a traditional 2 storey timber framed building next to the house that offers potential for conversion subject to planning permission.

There is a most useful fully enclosed steel framed farm building.

The property has just over a mile of River Teme frontage.







TENURE & POSSESSION

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Malvern Hills District Council, The Council House, Avenue Road, Malvern, WR14 3AF. 01684 862151

MINERALS, SPORTING & TIMBER RIGHTS

As far as they are owned, the mineral, sporting rights and fishing rights, as well as the standing timber are included in the freehold sale.

SERVICES

The holding has the benefit of mains electricity, water and sewerage. There is oil-fired central heating.

WAYLEAVES & EASEMENTS

The land is being sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these particulars or not.

SCHEMES & STEWARDSHIP

The land is not currently in any stewardship schemes.

RIGHTS OF WAY

There are public footpaths across some of the land.

BOUNDARIES, ROADS & FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendors nor their agents will be responsible for defining ownership of the boundary fences or hedges.

SALE PLAN

The sale plan has been prepared for guidance only. No guarantee or warranty as to its accuracy is given or implied. Any error or misstatement shall not annul the sale nor entitle either party to compensate in respect thereof. In particular no objection shall be taken by the purchaser to any variation in areas given on the Deeds.

VIEWINGS

Strictly by appointment with Lovatt & Associates Ltd. Tel: 01905 954575. Alternatively, our joint agents G Herbert Banks. 01299 896968.

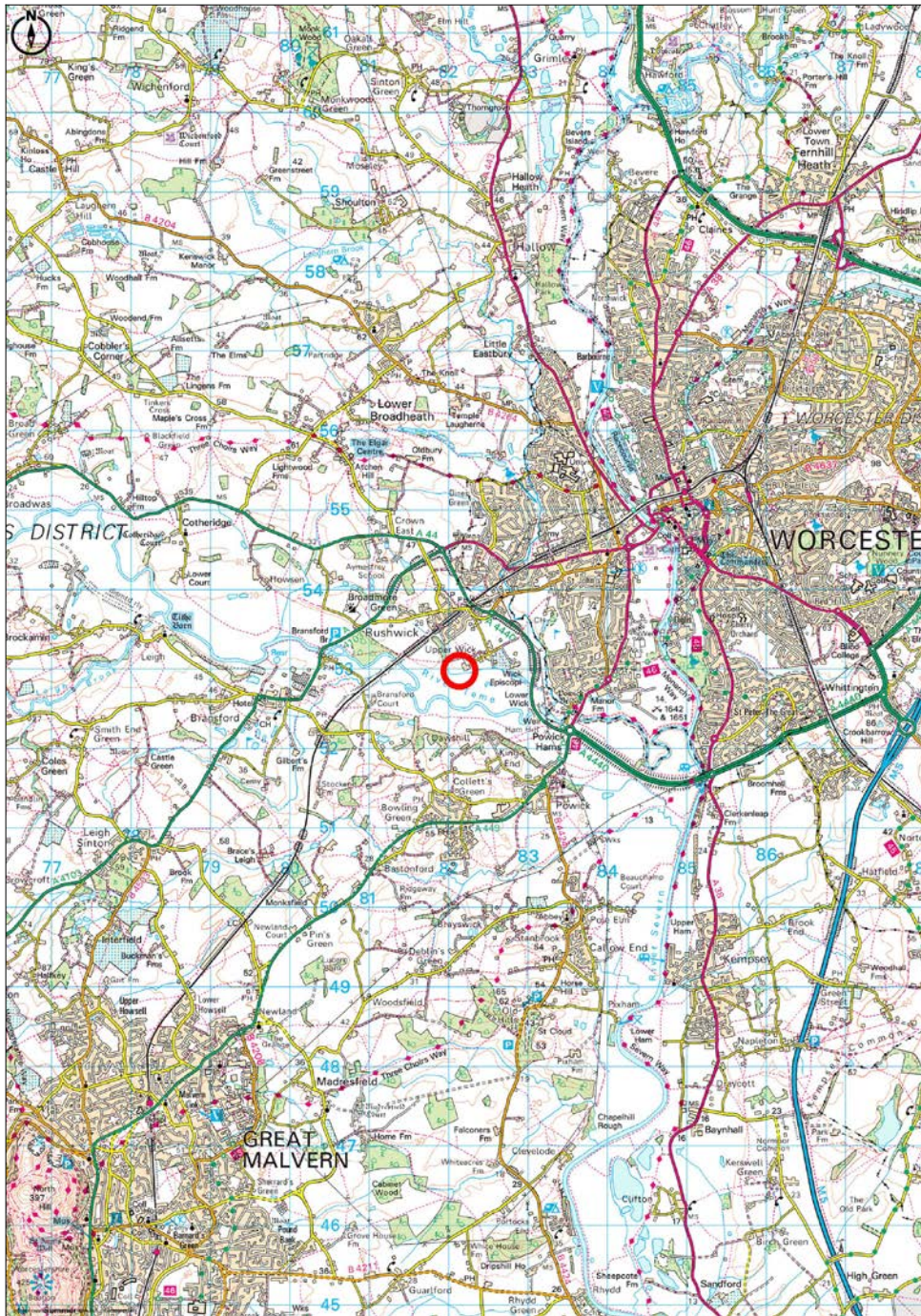
VENDORS SOLICITORS

Sarah Denney-Richards, Denney-King, Unit 1 Base Point, Vale Park, Crab Apple Way, Evesham, Worcestershire, WR11 1GP. 01386 764728

METHOD OF SALE

The property is offered for sale by Private Treaty

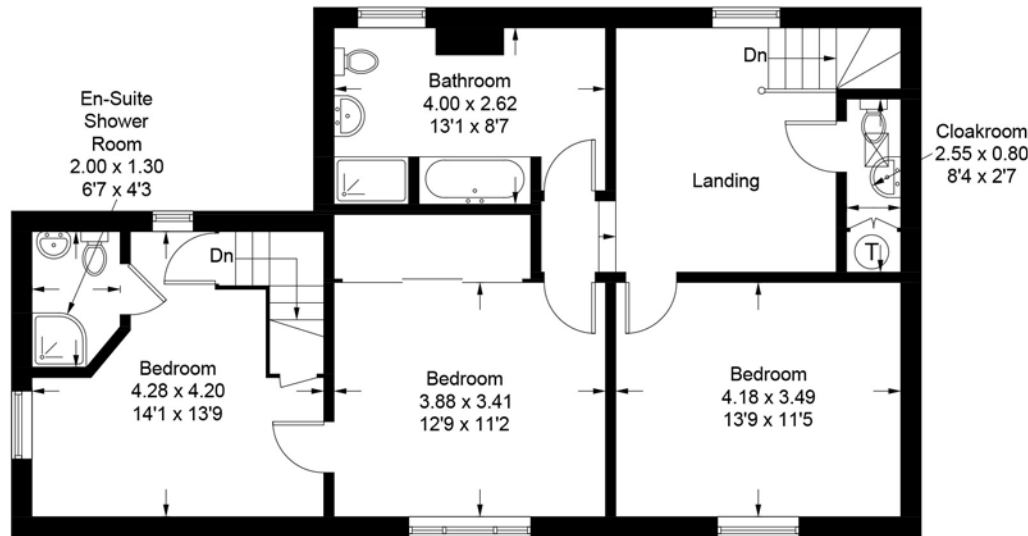




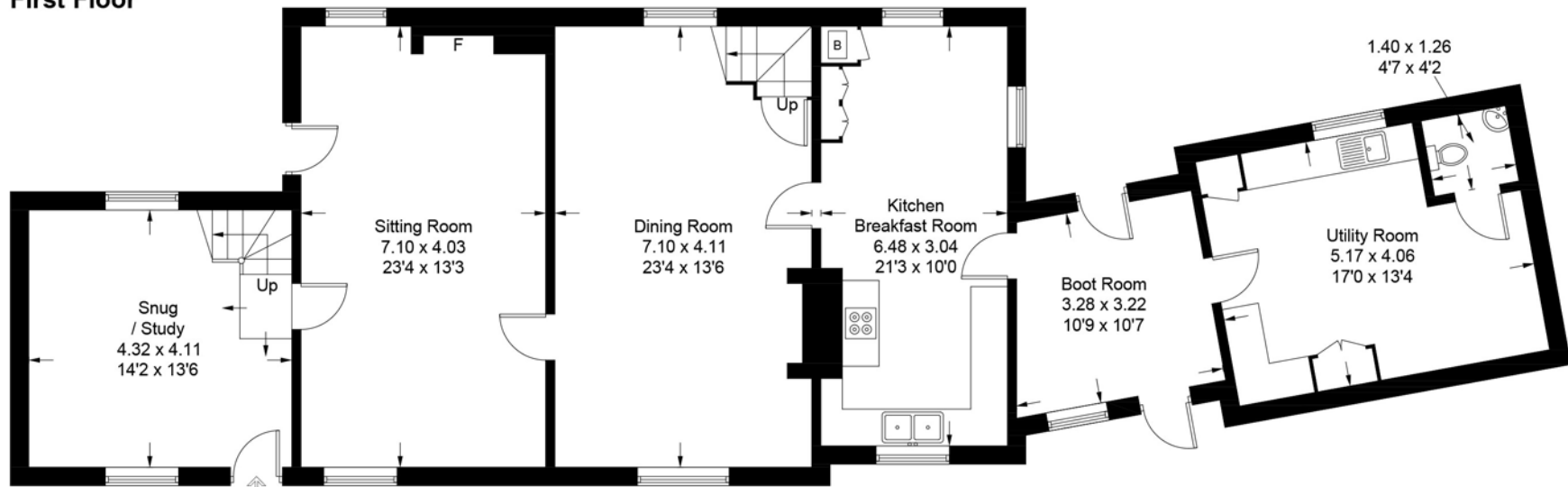
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Tan House Farm

Approximate Gross Internal Area = 211.9 sq m / 2281 sq ft



First Floor

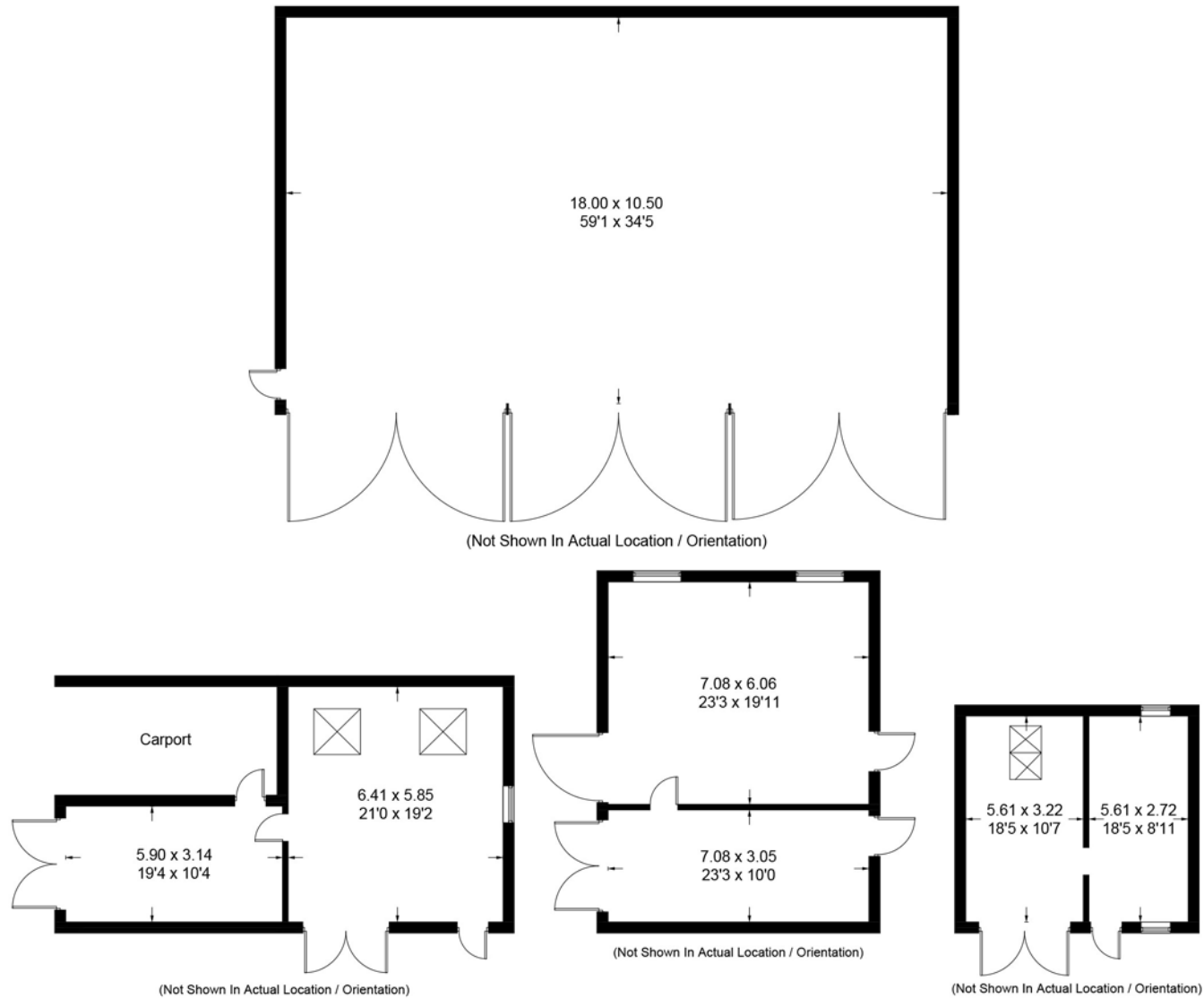


Ground Floor

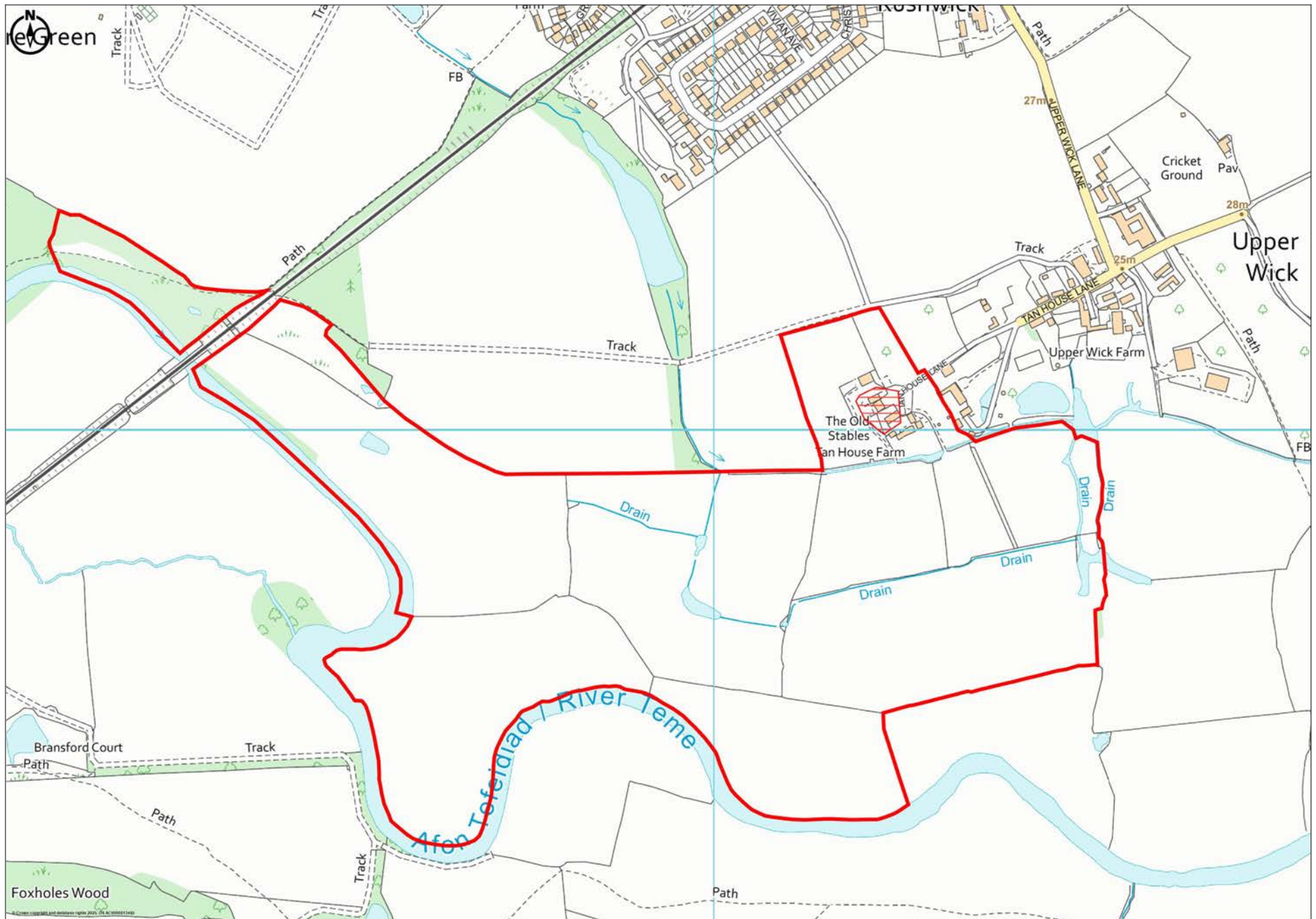
This plan is for guidance only and must not be relied upon as a statement of fact.

Tan House Farm - Outbuildings

Approximate Gross Internal Area = 350.3 sq m / 3770 sq ft
(Excluding Carport)



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