

**Yeomans Barn  
Newnham Court  
Newnham Bridge  
Tenbury Wells  
Worcs  
WR15 8JF**  
**Offers in the region of £325,000. Freehold**

**MARY STONE  
PROPERTIES**



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**Lovely barn conversion located within Newnham Court Barns homing a total of seven properties. This well maintained rural three bedroom mid-terrace property has a kitchen/breakfast room having integrated appliances and granite work tops. The spacious living room has space for a dining table and chairs plus lovely far reaching views over open countryside. There is a walk-in storage cupboard on the ground floor and a cloakroom with wc.**

On the first floor there are two double bedrooms with the main bedroom having a fitted wardrobe and shower ensuite, the third bedroom can be utilised as a bedroom, hobby room or study and there is a family bathroom. On the landing there are two full height built in cupboards with hanging rails.

The retained original beams add an abundance of character to this property with far reaching views over open countryside and the local cricket pitch. Yeomans Barn has two dedicated parking spaces, visitor parking spaces, a stoned area to the front of the property and an established rear garden with mature fruit trees.

Home security system, exterior security lights, oil central heating, double glazed and shared communal private drainage.

#### **Entrance Hall**

having a stable door to the front of the property, tiled flooring and a radiator. Door opens to a useful walk-in cupboard with shelving and an overhead light. Main controls for the security system

#### **Cloakroom 7' 6" x 3' 9" (2.28m x 1.14m)**

white wc and hand wash basin, radiator, half tiled walls and an extractor unit

#### **Kitchen/Breakfast Room 10' 10" x 14' 9" (3.3m (max) x 4.5m)**

matching range of fitted wall and base units with granite work tops, integrated appliances include an electric double oven, ceramic hob, stainless steel chimney style extractor, dishwasher and a washing machine. Tiled flooring, radiator, space for a tall fridge/freezer, space for a breakfast table and double doors open to the front elevation, exposed beams

#### **Living Room/Dining Area 11' 6" x 23' 11" (3.5m x 7.3m)**

spacious room having double doors opening to the rear patio and garden with lovely countryside views, fitted carpet, two radiators, exposed beams and space for a dining table and chairs

#### **First Floor Landing**

galleried landing with a fitted carpet, exposed beams and two cupboards with hanging rails provide additional storage

#### **Bedroom One 11' 6" x 14' 5" (3.5m x 4.4m)**

double bedroom with a built-in wardrobe, fitted carpet, radiator, exposed beams and window to the front elevation

#### **Shower Ensuite 8' 1" x 4' 7" (2.47m x 1.4m)**

white wc, pedestal basin, shower enclosure with a thermostatic shower, radiator, extractor unit and tiled flooring

#### **Bedroom Two 8' 2" x 11' 6" (2.5m x 3.5m)**

double bedroom with exposed beams, gentle far reaching open countryside views, fitted carpet, radiator

#### **Family Bathroom 8' 2" x 7' 3" (2.5m x 2.2m)**

white suite comprised of wc, pedestal basin, bath, extractor unit, radiator and tiled flooring

#### **Bedroom Three 7' 7" x 12' 2" (2.3m x 3.7m)**

having a fitted carpet, telephone point, radiator, exposed beams and window to the front elevation

#### **Outside**

having two dedicated parking spaces in the communal car park and the additional use of visitor spaces. The rear gardens are mainly laid to lawn with established flower beds and mature fruit trees. There are lovely views from all aspects of this garden across open countryside. There is a garden shed and two outside taps located to the rear and the front of the property

#### **Agents Note**

Please note that Yeomans Barn is classed as a Grade II listed building under the curtilage of Newnham Court. There is a community fund payment payable on a monthly basis of £40.

(1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

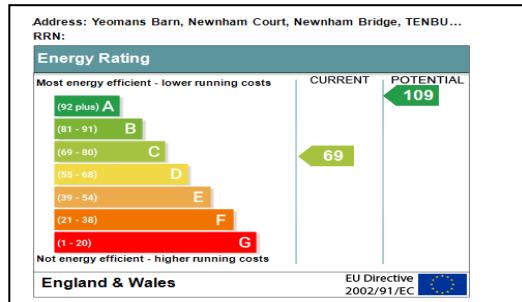
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

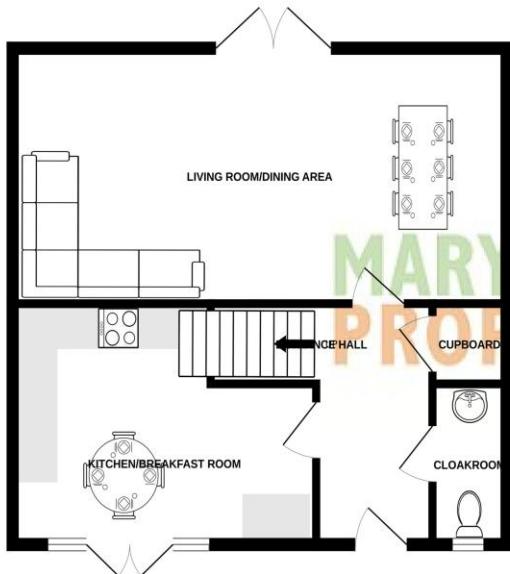
(5) Mary Stone Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

(6) Mary Stone Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





GROUND FLOOR  
532 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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