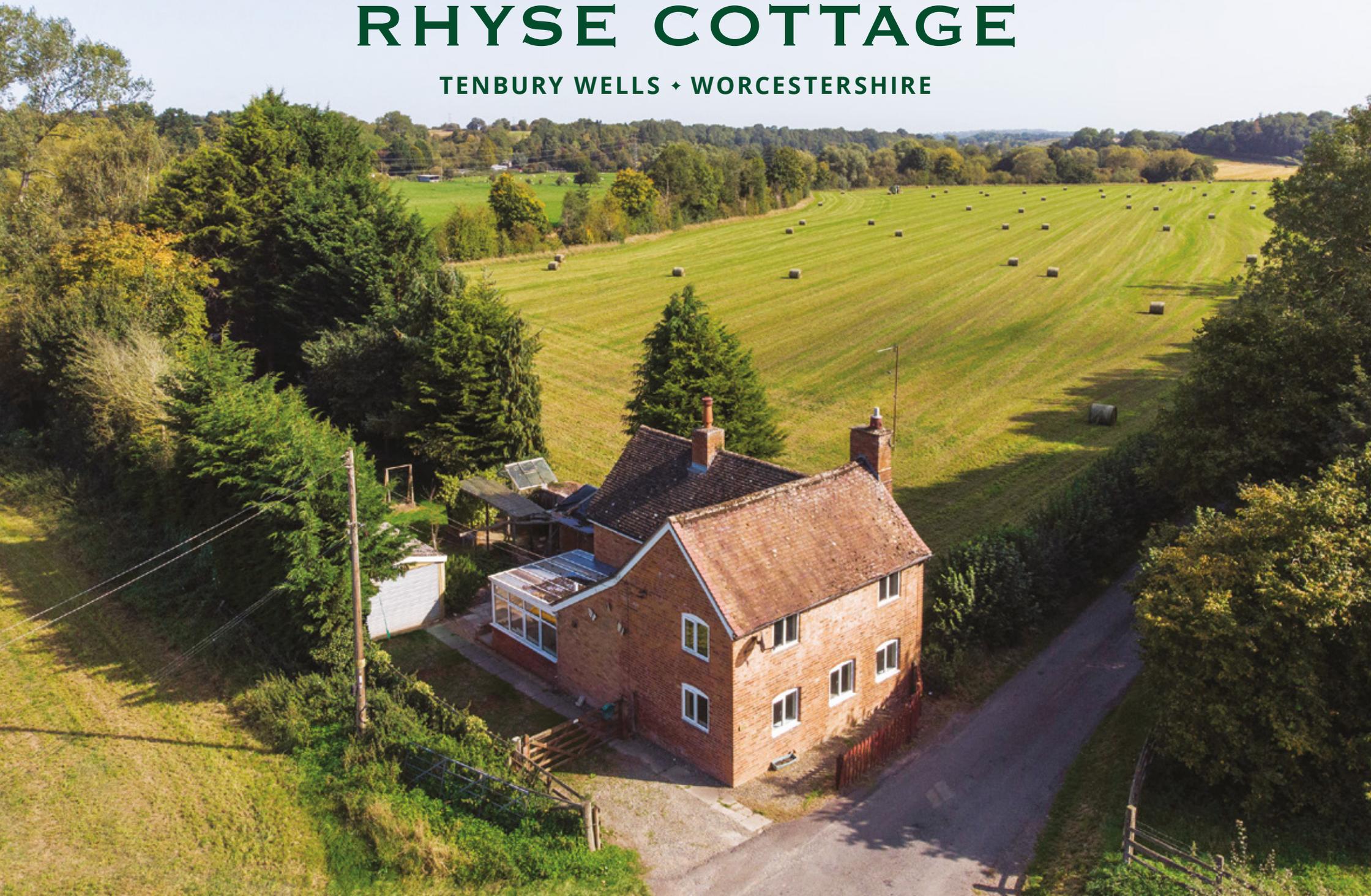


# RHYSE COTTAGE

TENBURY WELLS + WORCESTERSHIRE





# RHYSE COTTAGE

RHYSE LANE + TENBURY WELLS  
WORCESTERSHIRE

## *Gone Fishing!*

A charming cottage in need of some refurbishment with a garden running down to the river and more than a mile of fishing rights on the River Teme

Conservatory + Sitting Room + Dining Room  
Kitchen + Bathroom + Three Bedrooms

Garage + Additional outbuildings + Garden

Summer house overlooking the river

**About 1.29 miles of single bank fishing**

Ludlow 10 miles + Tenbury Wells 2 miles  
Worcester 17 miles + Birmingham 36 miles  
(All distances are approximate)

*These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.*



## LOCATION

Rhyse Cottage stands on the south side of the River Teme, beside Rhyse Lane. The whole of the River Teme was designated an SSSI, by English Nature, in 1996. It is close to the attractive market town of Tenbury Wells, as well as Ludlow and the City of Hereford both of which have stations on the Cardiff to Manchester railway line. Tenbury Wells provides for every day needs and includes a super market as well as a minor injuries hospital, an excellent school and fine shops and pubs. The City of Worcester lies to the east and motorway junctions are here as well as Kidderminster, which is on the route to Birmingham.

## FOR SALE

Rhyse Cottage stands attractively in the Teme valley and enjoys great rural views. The farm opposite now uses the old redundant turkey farm buildings for storage and other uses and Rhyse Lane runs broadly parallel with the river eastward all the way to Rochford. The cottage has recently undergone some refurbishment since it marginally flooded earlier in the year. It is understood that works could be carried out to avoid this event repeating itself given that the cottage stands in a relatively elevated position compared to its surroundings.



There is ample parking in front of the garage beside the cottage. The Conservatory leads into the small inner hall with the staircase and cupboard under. The kitchen has recently been refitted with new units and the Stanley oil fired oven also acts as the central heating and hot water boiler. The Sitting Room has an open fireplace with a woodburning stove and the dining room is the second reception room. On the first floor there are three bedrooms.

## THE GARDEN

The long relatively narrow garden at the far end of which is the old summer house which overlooks the river. In the past, sections of the garden have been used for vegetable growing and there is a green house, brick shed and chicken run and some fruit trees.

## THE FISHING

The right bank fishing rights stretch either side of the cottage in equal length for in total about 1.29 miles. Although there are some sections of the river with steep banks, there are equally sections where you can walk down to the river. The gravel and rock edges make good the wading conditions and deep pools and long runs produce a variety of fishing be it with dry or wet fly for trout and grayling or coarse fishing for chub and barbel, not forgetting the later salmon runs.

## SERVICES

Sub metered mains water. Mains electricity. Private drainage. Oil fired heating

## DIRECTIONS (WR15 8NH)

From Tenbury Wells take the B4204 towards Worcester. On leaving Tenbury the road runs up the hill through some woodland and as it bears sharp right there is a turning left on to Rhyse Lane. Rhyse Cottage is on the left hand side after about a mile.

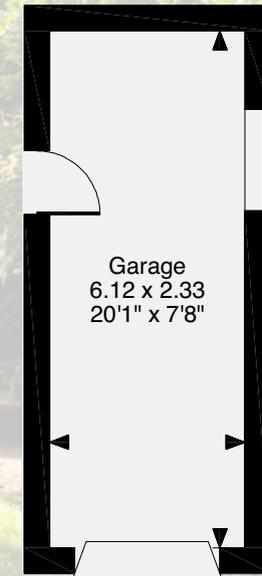
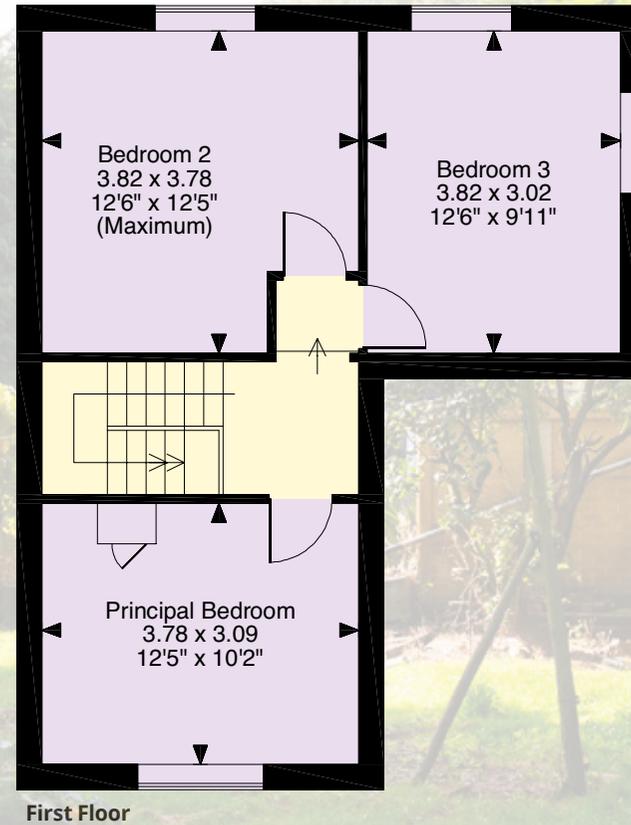
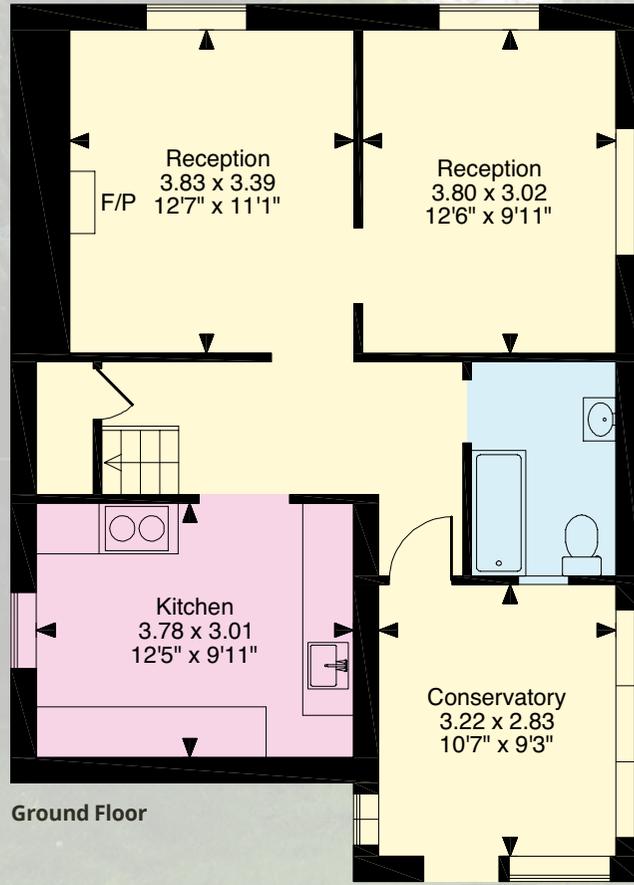




Approximate Gross Internal Floor Area  
Main House = 1133 Sq Ft/105 Sq M  
Garage = 153 Sq Ft/14 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			106
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			



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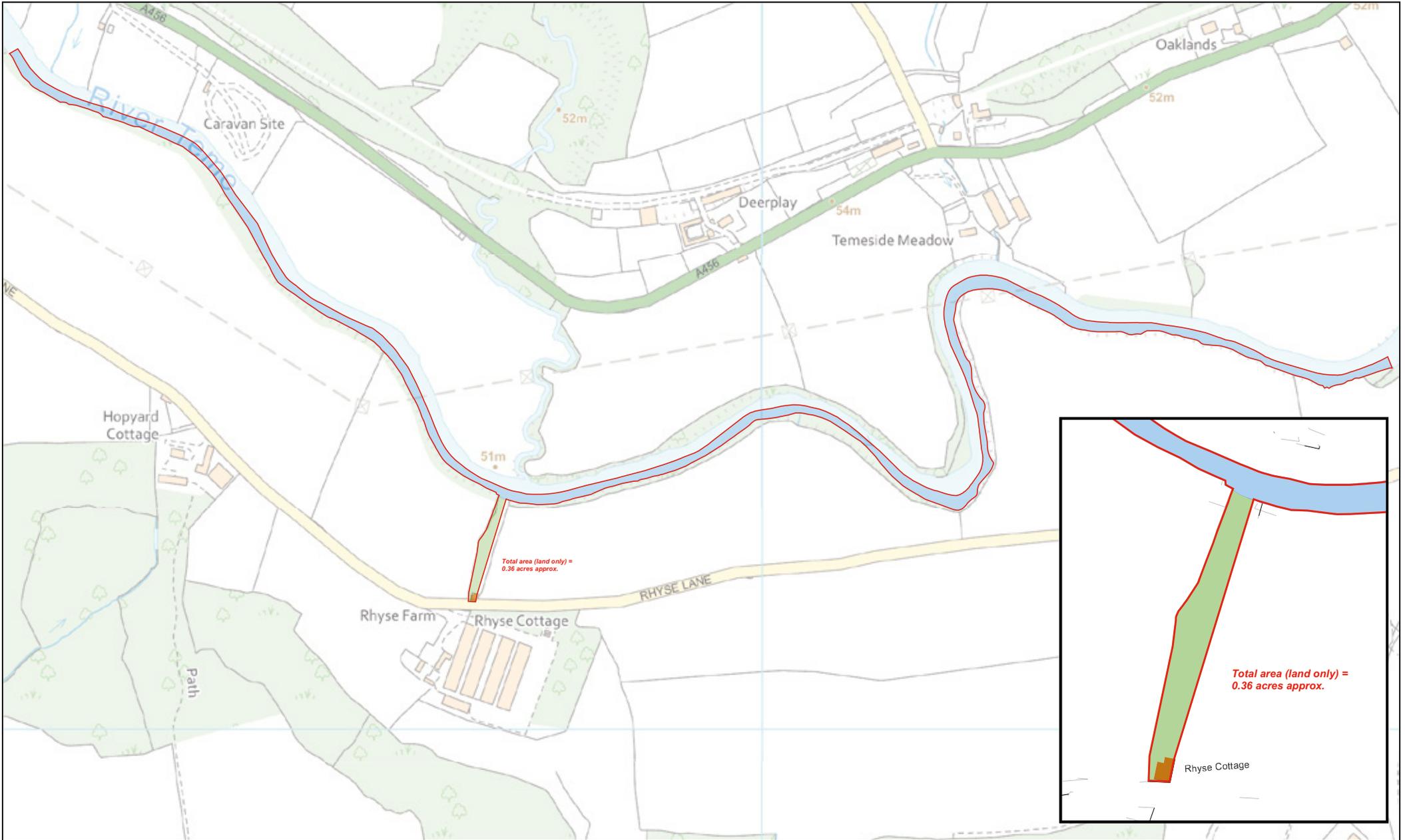
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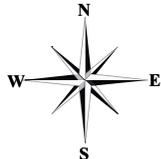
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Title **Rhyse Cottage**

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