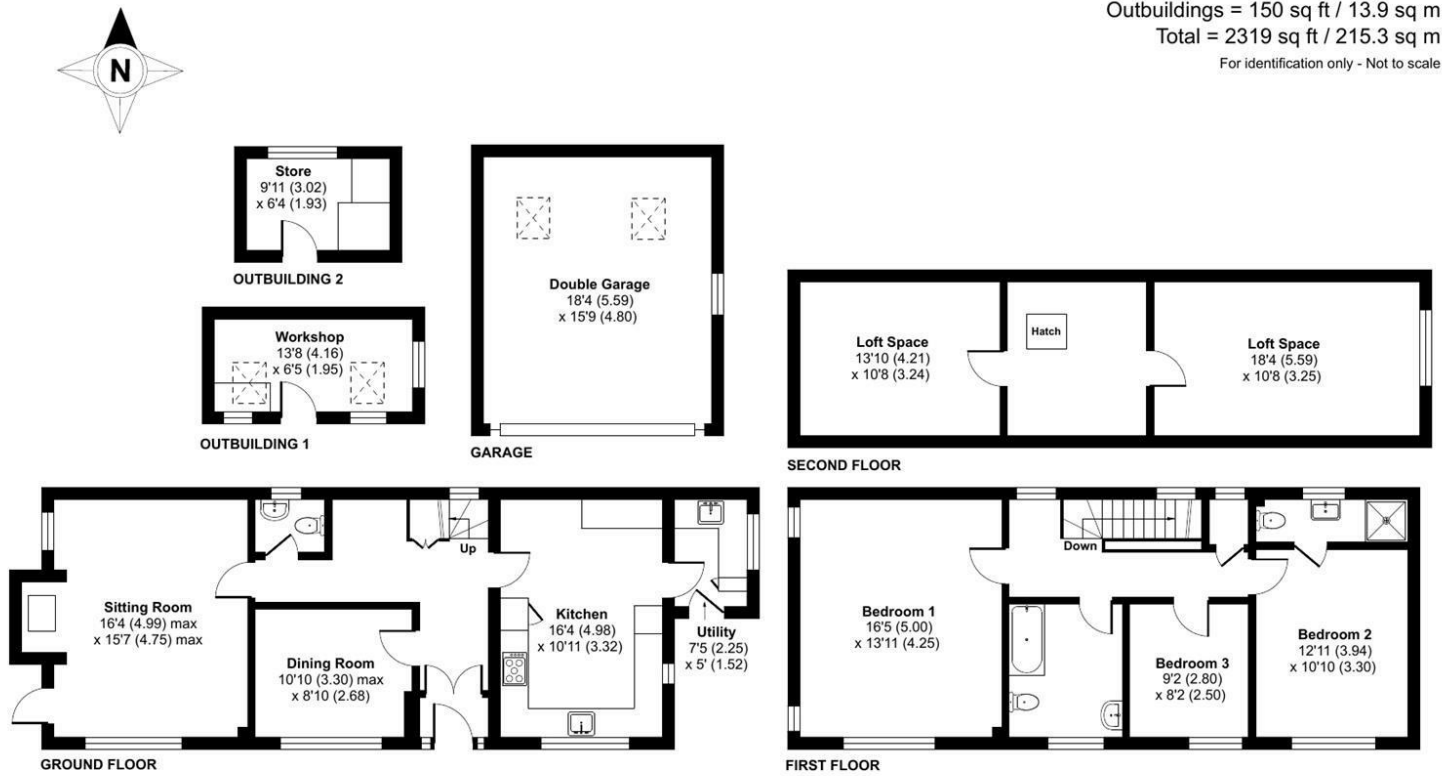


FOR SALE

Mount Cottage, Frith Common, Eardiston, Tenbury Wells, WR15 8JX



Approximate Area = 1880 sq ft / 174.6 sq m
Garage = 289 sq ft / 26.8 sq m
Outbuildings = 150 sq ft / 13.9 sq m
Total = 2319 sq ft / 215.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Halls. REF: 1306011



FOR SALE

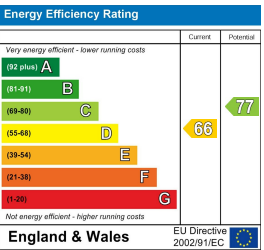
Offers in the region of £550,000

Mount Cottage, Frith Common, Eardiston, Tenbury Wells, WR15 8JX

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A rare and exciting opportunity to acquire this exceptional family home, set in an enviable position with breathtaking countryside views. This impressive home offers generous living space throughout, beautifully complemented by its stunning surroundings. To truly appreciate the quality, scale, and charm of both the interior and the outdoor setting, an internal viewing is highly recommended.



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com



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Mileage (all distances approximate)
Kidderminster Train Station 12 miles, Bewdley 7 miles, Tenbury Wells 7 miles, Worcester 18 miles, Birmingham 30 miles.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- **A Truly Outstanding Detached Country Home**
- **Incredible Far Reaching Views**
- **Beautiful Mature Gardens & Attractive Courtyard**
- **Breakfast Kitchen & Utility**
- **Large Living Room with Log Burning Stove**
- **Three Bedrooms**
- **En-suite Shower to Bedroom Two**
- **Driveway Parking, Brick Outdoor Stores & Large Double Garage**

LOCATION

Frith Common is a charming, unspoilt hamlet located near the village of Eardiston, which offers convenient amenities including a shop, post office, primary school, church, and village hall. The area surrounding Eardiston is characterised by picturesque farmland providing a wealth of delightful walking routes and footpaths.

The nearby market towns of Tenbury Wells and Bewdley are just a short drive away and offer a variety of everyday amenities, including independent shops, schools, medical services, and scenic riverside walks. For a broader range of facilities and access to rail connections, the larger towns of Ludlow and Kidderminster are within easy reach.

Excellent road links via the A456 and A443 provide direct routes to Worcester and the M5, making the property ideally situated for travel to Birmingham and the wider West Midlands. The surrounding countryside, featuring the Wyre Forest, Abberley Hills, Teme Valley and Malvern Hills is perfect for walking, horse riding, and a wide range of outdoor pursuits.

INTRODUCTION

Mount Cottage is a charming and spacious detached family home constructed circa 1996. The property offers generous accommodation throughout and is set within the most beautiful elevated plot with mature gardens and far reaching views towards the Teme Valley, Stockton and Lindridge. The property lies within the catchment area for the well renowned Chantry school in Martley.

FULL DETAILS

Mount Cottage is entered into a practical porch area featuring exposed brickwork. Glazed doors then lead into a spacious and welcoming reception hall, complete with a turning staircase and solid oak flooring that extends throughout the ground floor.

The beautifully presented lounge offers an inviting atmosphere, highlighted by a striking inglenook fireplace housing a Woodwarm log burner with a beam above. This light and airy room benefits from dual aspect windows and French doors that open onto the side patio.

To the right of the property lies the well-appointed breakfast kitchen, which showcases exposed ceiling beams and a charming bread oven situated above the breakfast bar. The kitchen is fitted with a range of wall and base units, complemented by working surfaces over, Belfast sink, integrated Siemens fridge freezer and a Bosch dishwasher. Space is provided for a Rangemaster cooker. Adjacent to the kitchen is a useful utility room, offering additional cabinetry, sink and plumbing for a washing machine. A door from the utility room opens out to the courtyard.

There is also a second reception room currently used by the owners as a dining room, though it offers versatile potential for a variety of uses. Completing the ground floor accommodation is a conveniently located cloakroom.

Stairs ascend to a galleried first floor landing, which provides access to three bedrooms and the family bathroom.

The master bedroom is a spacious, dual aspect room, offering an abundance of natural light. Bedroom two benefits from its own en-suite shower room.

The family bathroom is attractive with decorative panelling, bath with hand held shower, sink and W.C.

There is also a large loft space which is boarded and carpeted with a loft ladder and lighting, this could be an excellent additional room subject to permitted development.

All bedrooms are positioned at the front of the property, allowing for uninterrupted far-reaching views over the garden and surrounding countryside.

GARDENS & GROUNDS

Upon arrival, the property features a tandem driveway leading to a spacious double garage. Steps ascend through beautifully landscaped gardens to the main entrance, with additional flat access available to the side of the property.

The gardens are exceptionally well maintained and thoughtfully planted, offering a rich variety of flora. The grounds are landscaped with supporting brick walls, a mixture of lawn, patio and paving. There are several fruit trees, including damson and pear, as well as a dedicated herb garden and vegetable patch. A diverse selection of ornamental trees and flowering plants, such as acers, clematis, jasmine and roses add vibrant colour and character throughout the space. There is also a greenhouse and brick store outbuilding which houses some of the period features of the original 19th century wash house.

There is a charming covered vine courtyard area, showcasing attractive brickwork and an ornamental cherry tree. This picturesque setting provides an ideal space for alfresco dining and outdoor entertaining.

To the other side of the property is a large workshop outbuilding which is an excellent storage/possible home office addition as it benefits from power, lighting and Velux windows.

SERVICES

Mains water, electricity, external Worcester Bosch oil fired central heating with Easy Control smart thermostat. Private drainage to sewage treatment plant are understood to be connected. None of these services have been tested.

WHAT 3 WORDS

///hedgehog.hung.safest

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.