



Eardiston Place Dumbleton Lane, Tenbury Wells, WR15 8JR

Offers over £700,000



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A stunning EIGHT BEDROOMED Grade II Listed property nestled in the picturesque Teme Valley, this home offers an array of charming features and spacious living areas presented over three floors. As you enter, a welcoming reception hall sets the tone, leading you through the various rooms that make this property unique.

Eardiston is a charming village located in the Worcester area. It is known for its tranquil surroundings and a strong sense of community. Despite its peaceful rural setting, Eardiston is well-connected to essential amenities. You'll find local shops, schools with direct bus service, and recreational facilities, making it an ideal location for families seeking a serene lifestyle.

The reception rooms exude elegance with period details and a fireplace in both the dining room and living room that adds warmth to the space and a perfect setting for formal gatherings, featuring ample natural light and a peaceful ambience.

For more relaxed moments, the snug provides a cosy retreat, ideal for unwinding or enjoying conversations with the family. The kitchen is well-equipped and designed to cater to culinary endeavours, and an adjoining breakfast room ensures your mornings start in a delightful manner.

Practicality meets style with the utility room, offering convenience for day-to-day tasks. The wet room adds modern functionality to the property, and the boot room provides a dedicated space for outdoor gear, keeping the rest of the home tidy. A rear hall connects the various living spaces seamlessly.

Surrounded by the beauty of the Teme Valley, these gardens offer a perfect retreat to enjoy the outdoors in complete tranquility. Whether it's a morning coffee or an evening stroll this property allows you to savour the natural beauty of the surroundings.

This Grade II listed property is not just a house, it's a piece of history and a place to create cherished memories, combining the best of period charm with modern comfort in a truly idyllic setting.



Hallway

Accessed from the side of the house, exposed beams, wooden floor, built in cupboard with shelving and radiator.

Living Room

Single glazed sash window enjoying a private outlook over the garden, feature inglenook fireplace with wood burner and flagstone hearth and timber mantle. Exposed beams and oak panelled wall.

Dining Room

Period windows to the front and rear aspect with exposed timbers, inglenook fireplace with hearth and wooden flooring making this a wonderful room to entertain.

Front Hallway

Double doors open to the hallway with door to the two reception rooms and stairs rising to the first floor.

Snug

Double glazed window to the side aspect, wood burner inset to brick fireplace (decommissioned). Wonderful vaulted ceiling featuring stained glass windows and exposed beams.

Kitchen

Wooden window, range of wall and base units, four ring propane gas Neff hob, Neff Oven, extractor over and dishwasher. Twin AGA oven, one and a half sink and drainer, tiled splashbacks and worksurfaces. Integrated AEG fridge, exposed beams, flagstone flooring and ceiling strip light. Steps up to:

Breakfast Room

Wooden double glazed window to the side aspect, radiator, three wall lights and tiled floor.





Utility Room

Two windows to the side aspect, fitted base units with wooden worksurfaes, space and plumbing for washing machine and tumble dryer plus space for fridge freezer. Door to:

Wet Room

Obscure window, wall mounted Mira electric shower, tiled walls, pedestal wash hand basin and low level WC.

Boot Room

Most useful room with additional door to the parking area. Inner hallway has separate stairs rising to the first floor.

First Floor Landing

Window to the side aspect, radiator, airing cupboard and three ceiling light points.

Bedroom One

Overlooking the garden, fireplace, wooden floor, radiator, exposed wooden beams and ceiling light point. Dressing Room has additional window, wooden flooring and built in wardrobe.

Bedroom Two

Window to the front and rear aspect, feature fireplace, radiator, wooden floor, ceiling light point and exposed beams.

Bathroom

Free standing claw feet bath, wash hand basin inset to vanity unit, WC, heated towel rail, extractor and wooden floor.

Bedroom Five

Window, built in wardrobe, exposed beams, three wall lights opening to bedroom seven/dressing room with window to the side aspect, radiator and ceiling light point.

Bedroom Six

Double aspect with exposed beams and radiator.

Second Floor Landing

Creating study space plus additional eaves storage to the landing area. Door to :

Bedroom Eight

Window, built in cupboard, exposed beam and radiator.

Bedroom Three

Window to the front aspect and Velux window to the rear, exposed beams, radiator and eaves storage.

Bedroom Four

Window to the front and Velux window to the rear aspect, eaves storage, radiator and exposed beams.

Bathroom

Panelled bath, WC, pedestal wash hand basin, radiator and wall light.

Outside

The property occupies a plot in excess of half of an acre with ample parking to the front and side with gravelled driveway and gated access. Raised lawned garden fronting the lane with mixed hedging and greenhouse enjoys elevated views over the valley. There are additional lawned gardens to the rear with a fenced -off small paddock area at the bottom, large wooden shed and a selection of mature trees and borders,

Tenure Freehold

We understand subject to legal verification that the property is offered for sale Freehold.

COUNCIL TAX MHDC

We understand the council tax band presently to be : G

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Agents Note

Please note there is a pending easement following the installation of mains sewerage to the paddock at the rear.

The wood burner to the snug is decommissioned.

Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

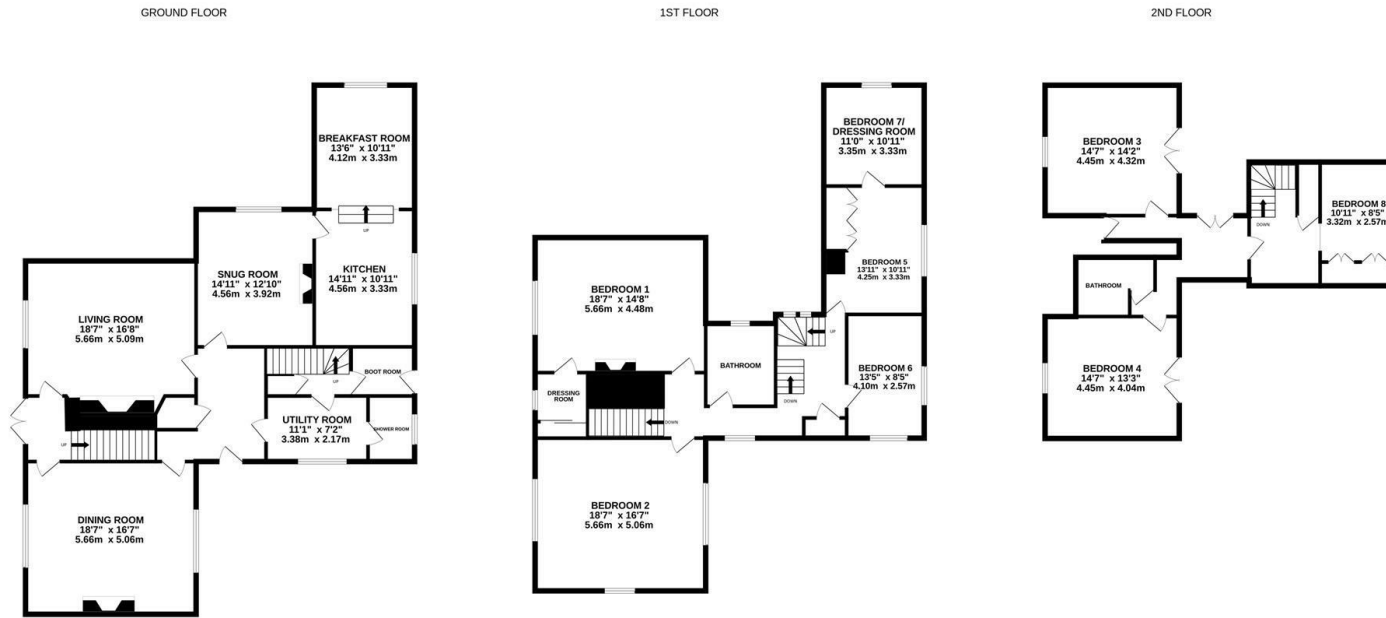
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Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Parking

Parking for the property is provided via the driveway.



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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Viewing

Please contact our PLJ Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

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