



## **The Old Coach House**

87 Teme Street, Tenbury Wells, WR15 8AE

**Andrew Grant**



# The Old Coach House

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 **4 Bedrooms**    **2 Receptions**    **3 Bathrooms**

**Freehold / 2,998 sq. ft.**  
**Offers based on £500,000**

## KEY FEATURES:

- Period property
- Stunning river views
- Open-plan kitchen living dining room
- Balcony
- Cloakroom
- Master with ensuite
- Gardens
- Large workshop
- Garage

A converted period property situated in Tenbury Wells, with beautiful views over the River Teme.

This charming four-bedroomed property has a large workshop area with double doors leading out to the front driveway, a cloakroom, a large utility area and a fantastic garden room with Argentine style grill on the ground floor.

Upstairs, there is a stunning open plan kitchen, living room and dining area, a balcony, a family bathroom and three bedrooms, one of which has an ensuite.

There is a fourth bedroom and a separate shower room located on the second floor.

Outside, there are various lawned and patio areas, with raised vegetable beds and an open fronted brick-built garage.



### Situation

Tenbury Wells is a small historic market town, with a pleasant high street including independent shops, a cinema, a supermarket and various restaurants.

Worcestershire is a county blessed with excellent schools, both within the private and public sector. Worcester has an outstanding range of private schools, including the Royal Grammar School and Kings School.

### Description

The Old Coach House is approached from Teme Street via a private gravelled driveway. To the front of the house, there is a wonderful balcony overlooking the River Teme and double doors accessing a large workshop.

As you enter the property through an oak front door, you are greeted by a tiled hallway, with a cloakroom situated on the right-hand side comprising a white suite and tiled floor.

From the hallway, there is also access to a good-sized utility room, which leads through to the enormous ground floor workshop, which has large double garage doors leading out to the driveway. The workshop benefits from three-phase electric and offers great potential for a variety of uses.

At the end of the hallway is the fantastic garden barbecue room, which features a brick-built fireplace housing an Argentine style BBQ grill. This room also includes grey laminate flooring and triple bi-folding doors out to the patio area.



## First floor

From the hallway a staircase rises to the first floor, where the master bedroom is found directly on your left, with a full height window, beautiful solid oak flooring and an ensuite shower room. The ensuite comprises tiled floor, a large walk-in shower, a white pedestal basin with a mono block mixer tap, a white close-coupled toilet and a chrome towel warmer.

The solid oak flooring continues throughout the landing, which also has a further staircase situated to the right accessing the second floor.

There is a further bedroom on the left-hand side, with a window overlooking the rear of the property.

Next on the left, there is a family bathroom, with grey tiled floor, a double ended bath, a pedestal basin with a mono-bloc mixer tap, a close-coupled toilet and a large square shower enclosure with mixer shower.

Situated on the right of the inner hallway, there is another good-size double bedroom, with a window looking over the side of the property.







At the end of the inner hallway, there is a stunning open plan kitchen dining and living area, with impressive, vaulted ceilings, double aspect windows, exposed beams and patio doors out to the balcony area overlooking the River Teme. This space also includes beautiful solid oak flooring throughout the living area and a wonderful Dovre wood-burning stove.

The kitchen is fitted with contemporary grey gloss kitchen cabinets incorporating an eye-level built-in oven and grill, wood block worktops and a Belfast sink with flexible mixer tap. There are lovely sections of exposed brickwork and a large kitchen peninsular, with a five-burner gas hob and a ceiling mounted extraction hood, which provides separation to the living space and an overhang for additional bar stool seating. The kitchen also has a built-in fridge freezer and a dishwasher.



## Second floor

Found on the second floor, there is a fourth bedroom, with Velux windows and character exposed beams.

There is also a shower room on this level, with a white suite comprising a close-coupled toilet, a vanity basin and cabinet with a chrome mono-bloc mixer tap and a shower enclosure with mixer shower. This room also has a cupboard, which houses the unvented pressurised hot water cylinder.





### Outside

To the left of the driveway, there is a garden with mature planting and a pathway that leads along the side of the property to a further lawned area, with a patio just in front of the bi-fold doors to the garden room, perfect for outside entertaining.

At the side of the property, you will find raised vegetable beds, which lead through to another seating area and patio.

Situated to the rear, there are more vegetable beds and an open fronted, brick built attached garage, with tiled roof and secondary access to the property from Riverside, off Church Street.

### Services

The property has mains gas, mains electricity, mains water and mains drainage.

There is a Worcester Bosch gas fired system boiler for the hot water and central heating.

Stelflow Duplex unvented pressurised hot water cylinder.

Dovre Vintage 50 wood burning stove/log burner.

3-phase electric supply to the workshop.

Council tax band - C.





# Teme Street, Tenbury Wells, WR15

Approximate Area = 2836 sq ft / 264 sq m (excludes carport)

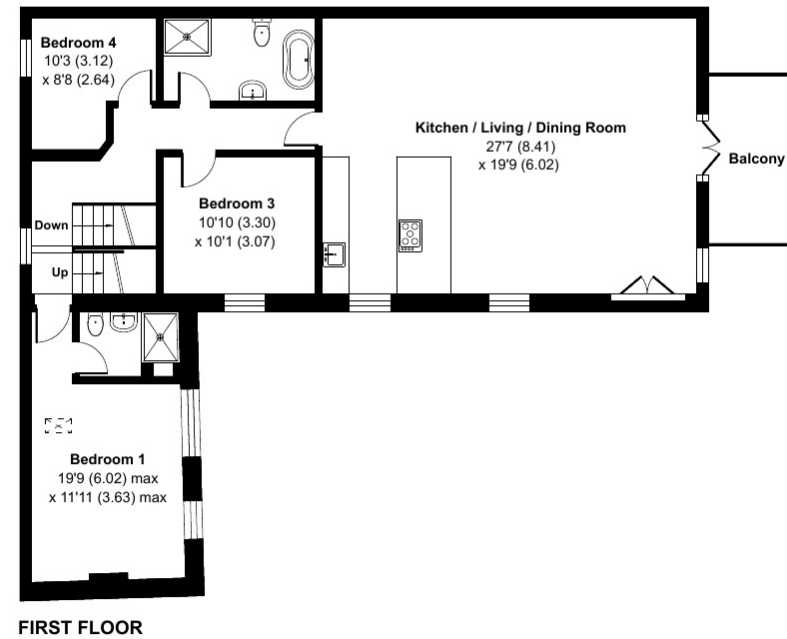
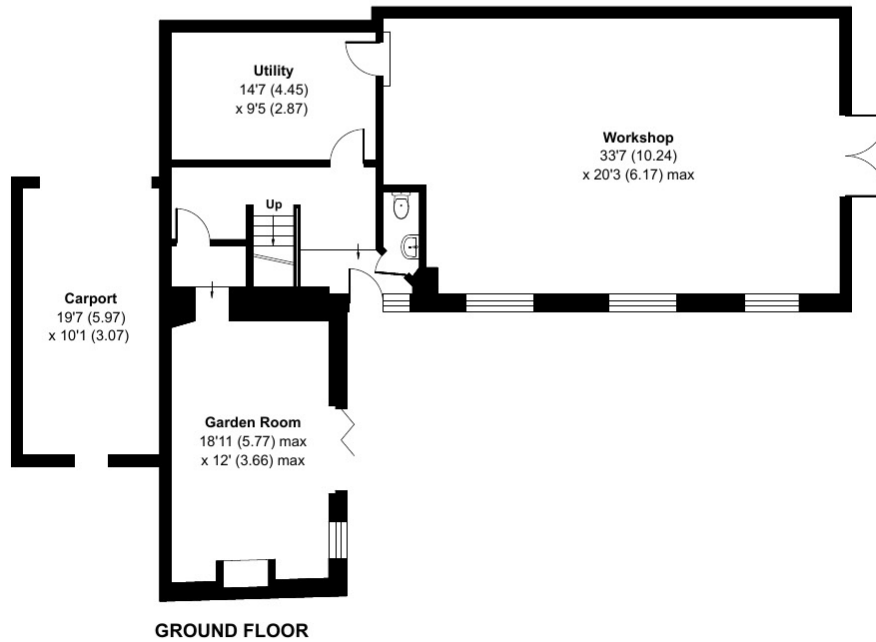
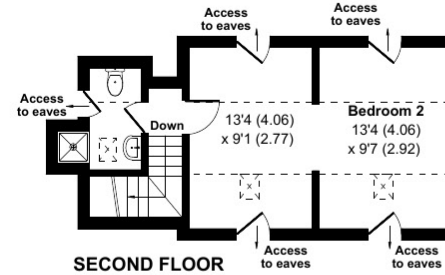
Limited Use Area(s) = 162 sq ft / 15 sq m

Total = 2998 sq ft / 279 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Andrew Grant. REF: 891585



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	73   C
39-54	E		
21-38	F		
1-20	G		



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