



April Cottage

Tenbury Wells, WR15 8RN

Andrew Grant

April Cottage

Sutton, Tenbury Wells, WR15 8RN

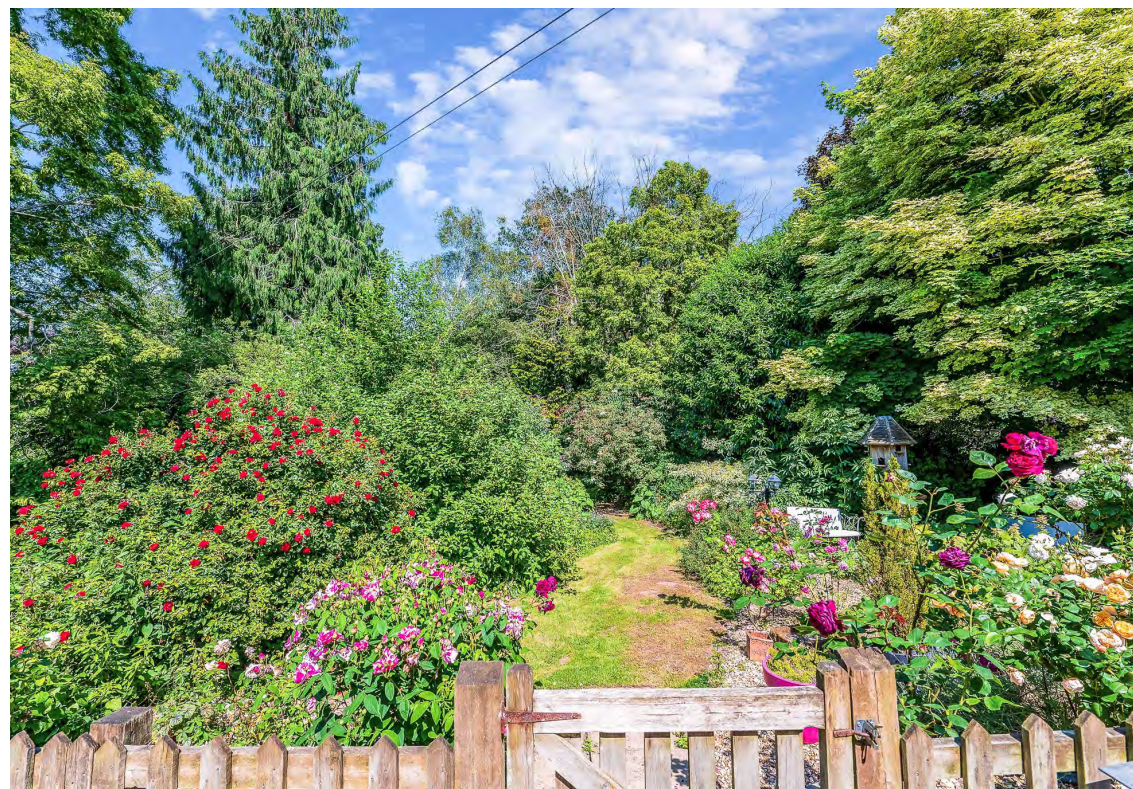
3 Bedrooms 2 Bathrooms 2 Reception Rooms

Charming country home in a beautiful rural setting with superb grounds, triple garage and generous accommodation.

- A spacious three-bedroom country cottage built to a high standard.
- Light-filled accommodation with large sitting room and two sets of French doors.
- Beautiful gardens with lawn, terraces and woodland.
- Ample parking and a detached triple garage with power, lighting and gym potential.
- Peaceful village location close to Tenbury Wells, Bromyard and Ludlow.

April Cottage is a spacious detached country home set in around 0.75 acre of glorious gardens and woodland, tucked away in the peaceful village of Sutton. Built in 1998 to a high standard, the accommodation includes three double bedrooms, a stylish family bathroom and a modern shower room. The interiors are bright and welcoming, ideal for both relaxed family life and entertaining, with interconnecting reception spaces, a well-fitted kitchen and a large sitting room. There is also a study/dressing room upstairs, offering flexible living space. Outside, the property is enveloped by established gardens and a private area of natural woodland. A gravelled driveway provides plenty of parking and access to the triple garage. The detached garden room offers further scope for home working or hobbies. Situated just three miles from Tenbury Wells, April Cottage offers the best of rural living with excellent local amenities.

1789 sq ft (166.2 sq m)





The kitchen

The kitchen is well-appointed with light oak units, granite worktops and integrated Neff appliances including double oven, fridge, freezer, dishwasher and induction hob. A one-and-a-half bowl sink is set beneath a window with views over the garden. Ceramic tiled flooring and a breakfast bar add to its functionality and charm. A door leads into the adjacent utility room, which includes a sink, storage, and plumbing for laundry appliances with access to the side garden.





The dining room

With solid oak flooring and double glazed French doors onto the garden, the dining room offers a bright and peaceful space to enjoy meals with views of the mature planting outside. It connects via double doors to the sitting room, creating an ideal layout for entertaining.



The living room and sun room

A particularly generous room with dual aspect windows and French doors leading through the sun room and out to the garden. A stone fireplace and tiled hearth form a charming focal point for the room. Double doors link back to the dining room. The sun room provides a lovely place to enjoy morning coffee, with views onto the garden. The glazed roof and walls create a peaceful retreat and an excellent link to the outdoors.







The hallway and shower room

A welcoming entrance hall with solid oak flooring leads to the principal ground floor rooms. The staircase rises to the first floor, with an under stairs cupboard providing storage. Towards the kitchen is the contemporary ground floor shower room, featuring a Matki cubicle with Mira shower, vanity unit with WC, wash basin and an airing cupboard housing the Worcester Bosch boiler.



The primary bedroom

The primary bedroom is a large and airy double room with a Velux balcony window offering outstanding views across the garden. There is also a wash basin with tiled splashback, radiator and alarm point. Currently used as a study, the primary bedroom features an additional space with front-facing window, built-in storage and space for a desk or wardrobe, making it suitable as a dressing room, study or nursery.







The second and third bedrooms

The second bedroom is a generous double room with front-facing window, built-in wardrobe, radiator and laminate-style flooring. A peaceful and private space that can easily accommodate a double bed and furnishings. Set at the rear of the home with a Velux window framing treetop views, the third bedroom is another double room full of natural light, ideal for guests or as a further office.





The bathroom

Finished in modern neutral tones, the bathroom includes a panelled bath with shower over, pedestal basin, low flush WC with vanity surround, bidet, towel radiator and useful storage cupboards. A Velux window draws in light and ventilation.





The gardens and grounds

The gardens at April Cottage are a true sanctuary, offering a remarkable variety of settings across approximately three-quarters of an acre. Thoughtfully landscaped and full of seasonal colour, the grounds wrap around the home and extend into natural woodland. A particular highlight is the expansive lower lawn, a wide, open space bordered by mature hedging and trees, ideal for family use, recreation or quiet enjoyment.



To the rear of the property is a large paved entertaining terrace framed by rose beds and flowering borders. A mixture of fruit trees edge the lawn. This area is perfect for al fresco dining, with easy access from the sun room and dining room. The terrace steps down to lawns and woodland, forming an effortless connection between the house and the landscape beyond. Across from the terrace sits a detached timber-framed garden room, with power and insulation, it would be ideal as a home office, hobby space or studio. French doors and large windows make the most of the surrounding garden views.





A key highlight of the grounds is the natural woodland area at the rear, interspersed with silver birch, horse chestnut, fir, juniper, hazelnut and rhododendrons. The woodland floor is carpeted with wild grasses and native planting, with a feeling of total privacy. Beyond the main lawn, the grounds open out into a lower lawned area with fruit bushes such as blackcurrant, raspberry and gooseberry and a magnificent mulberry tree.







The driveway and parking

The cottage is approached through double timber gates, leading to a gravelled driveway. The front is enclosed by picket fencing and includes well-established cherry and apple trees and a central pathway to the front door. There is ample space for multiple vehicles and access to both the house and triple garage. The triple garage is detached with twin roller doors, power and lighting. Currently partly used as a gym, it also offers excellent scope for storage, car enthusiasts or workshop needs.



Location

April Cottage sits in the hamlet of Sutton, in the heart of the Kyre valley countryside. The nearby market town of Tenbury Wells (3 miles) provides excellent everyday amenities including shops, cafes, a doctors' surgery, leisure centre and primary and secondary schools.

Further afield, Bromyard (7 miles), Leominster (11 miles) and Ludlow (13 miles) offer wider shopping, dining and cultural opportunities. The area is rich in walking, cycling and riding routes, with easy access to the Malvern Hills and Teme Valley. Rail services can be found in Ludlow and Leominster, and the M5 motorway is accessible via Worcester, making commuting possible while enjoying rural life.

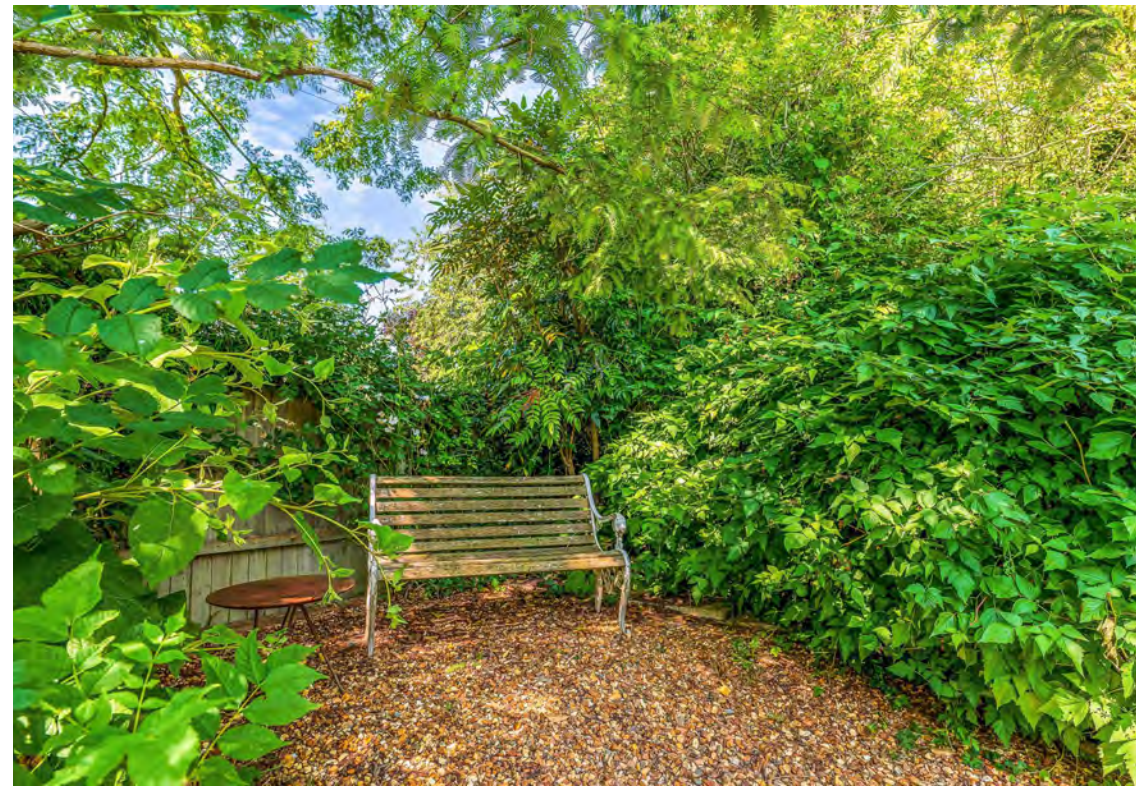
The area is well regarded for its natural beauty and community feel, making it ideal for families, remote professionals or anyone looking for a rural retreat with convenience.

Services

The property benefits from mains electricity and water. There is also private drainage via a septic tank, oil fired central heating and solar thermal panels for hot water heating.

Council Tax

The Council Tax for this property is Band F

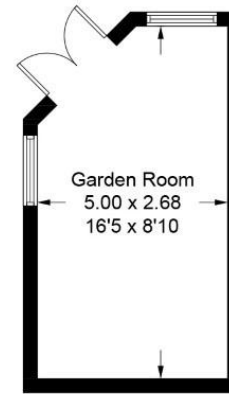


April Cottage, Sutton, Tenbury Wells

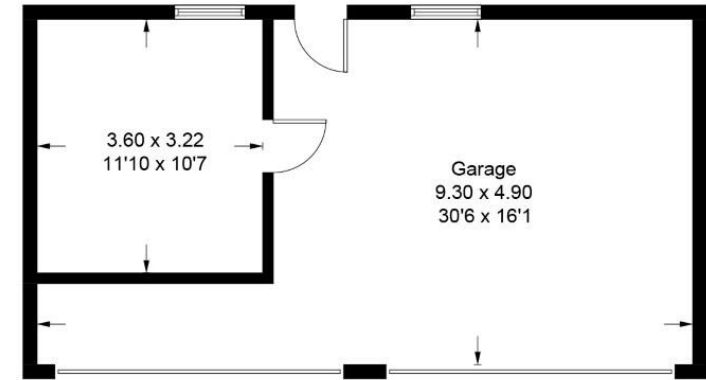
Approximate Gross Internal Area = 166.2 sq m / 1789 sq ft

Outbuilding = 58.1 sq m / 625 sq ft

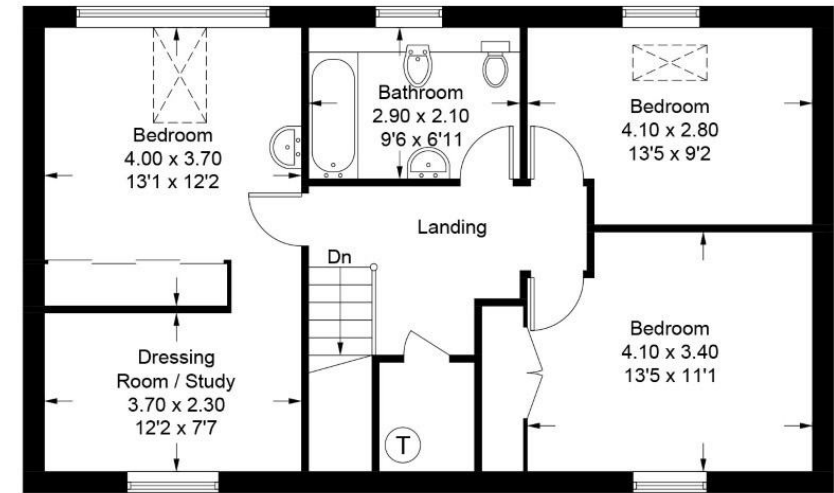
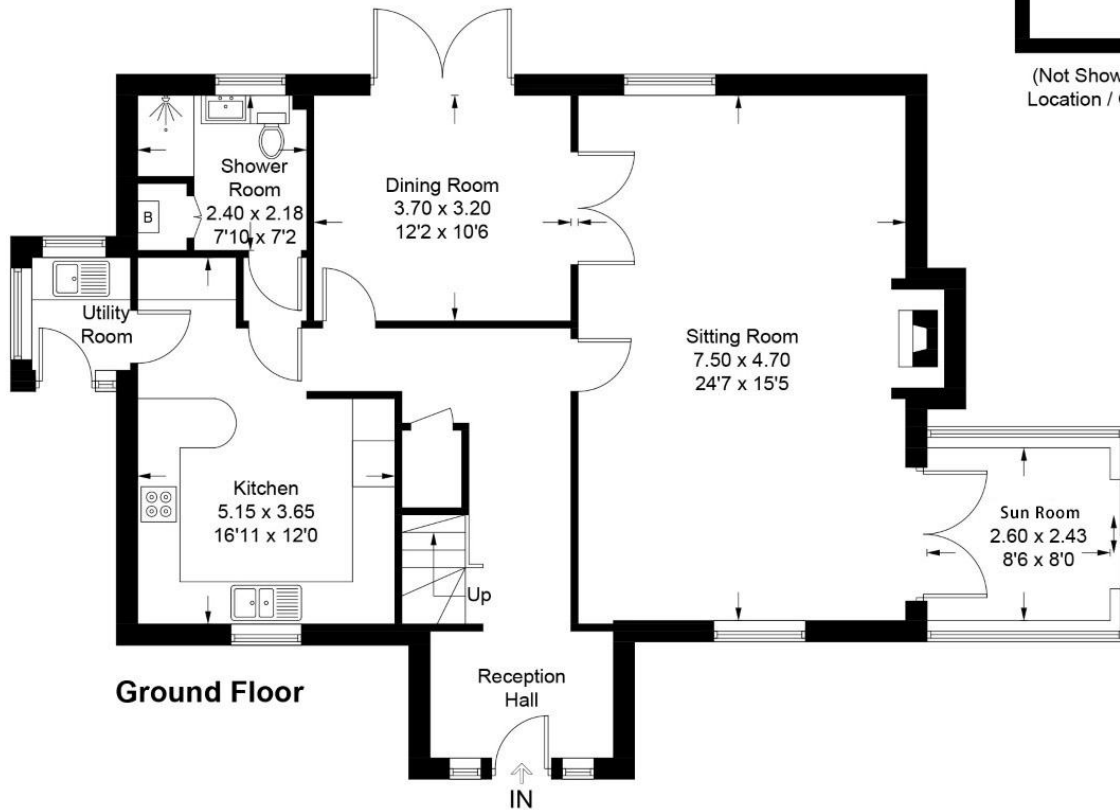
Total = 224.3 sq m / 2414 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



This plan is for guidance only and must not be relied upon as a statement of fact.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com