



Andrew Grant
PRESTIGE & COUNTRY

Peters Cottage

Tenbury Wells, WR15 8NJ



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Lower Rochford, Tenbury Wells, WR15 8NJ

4 Bedrooms 1 Bathroom 2 Reception Rooms 3.1 Acres

“A long private tree lined drive opens up to a charming Grade II timber-framed home with a large car parking area, versatile outbuildings including a significant garage/workshop space. The property is in its own secluded setting with picturesque countryside and panoramic views across to Clee Hill and beautiful scenery from every aspect of the cottage with the benefit of modern comforts, all surrounded by over three acres of gardens and paddock...”

Scott Richardson Brown CEO



- A private Grade II listed timber-framed home with four bedrooms, cellar and study.
- Impressive open plan kitchen and dining area with exposed beams.
- Spacious living room with large fireplace and woodburner.
- Brick-built garage and Dutch barn with workshop potential.
- Gardens to the front and rear with patio area.
- Expansive driveway providing ample parking space.
- Peaceful Lower Rochford location close to Tenbury Wells and amenities.

2954 sq ft (274.4 sq m)



The approach

The property is reached along a private driveway lined with mature trees, which creates a picturesque entrance and sense of seclusion. The drive opens into a large gravelled forecourt that provides ample parking and access to the double garage, Dutch barn and house itself. The setting is framed by established planting and hedgerows, giving a welcoming introduction to the home.





The kitchen

The kitchen and breakfast room is the heart of the home, offering a generous open plan layout that works well for everyday family living. A central island provides preparation space and informal seating, complemented by a run of fitted units, a range cooker and a Belfast sink positioned beneath the window. The room is finished with tiled flooring and exposed timbers which highlight the heritage of the building.



A bar creates a social focal point, while the design allows for both cooking and entertaining in one large, practical space. The breakfast area flows naturally towards the dining room, enabling direct connection between the kitchen and the reception rooms. A door from the kitchen leads to the utility room and cloakroom, adding further function and storage.



The dining room

Located between the kitchen and living room, the dining room provides an ideal setting for family meals or formal occasions. Exposed beams add character and a window brings in natural light.





The living room

The living room is a spacious and inviting reception with a large fireplace and woodburning stove as its centrepiece. Exposed beams and stonework highlight the age of the building, while dual windows frame views over the garden. From here there is access to the cellar which has the potential for other uses.



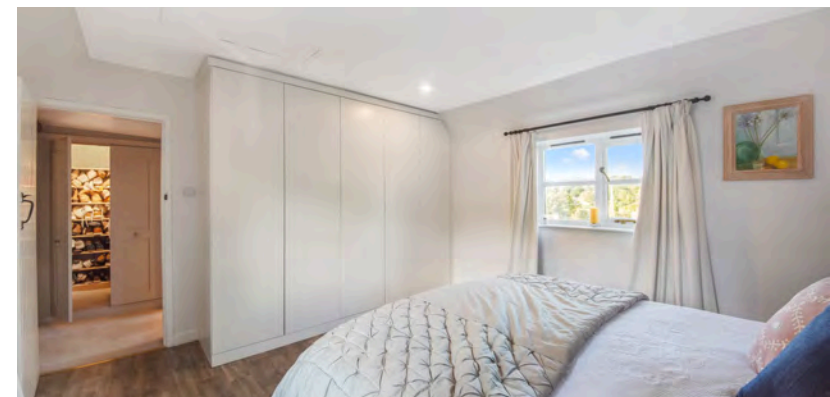
The utility and cloakroom

The cloakroom is fitted with a WC and sink, while the separate utility room includes further storage, sink and space for laundry appliances. This practical area offers direct garden access.



The principal bedroom

The principal bedroom is generously sized and benefits from triple aspect windows with attractive views across the grounds. Its proportions and outlook create a restful retreat, with built-in wardrobes and a walk-in wardrobe adjacent for added convenience.





The second bedroom

A well-proportioned double with views to the rear, this bedroom provides ample room for furniture, with built-in wardrobes maximising the floorspace and makes an excellent guest or family room.





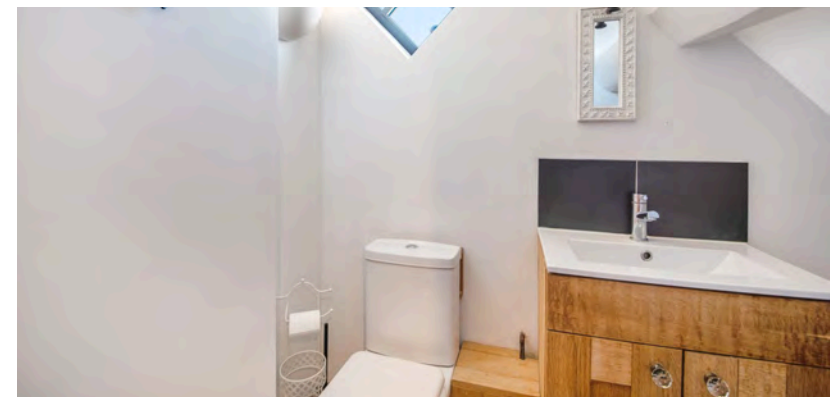
The third bedroom

Another good-sized double, this bedroom is positioned adjacent to the second bedroom. Exposed beams add character and the room is served by the family bathroom.



The fourth bedroom

Located on the upper floor, this bedroom includes its own WC and washbasin. The setting provides privacy and character, with convenient under eaves storage, making it a flexible additional space.







The study

Also on the upper floor is a study area with large Velux windows that draw in natural light. It provides a comfortable workspace with elevated views over the garden and fields.





The bathroom

The family bathroom is fitted with a bath and overhead shower, WC and washbasin with storage beneath. Its layout is practical and serves the first-floor bedrooms effectively, with a large window overlooking the surrounding countryside.



The garden and grounds

The property enjoys gardens to both the front and rear, with sweeping lawns framed by mature trees and established planting that provide privacy and a beautiful outlook in every season. A generous patio area sits beside the house, creating the ideal setting for dining and entertaining outdoors.



Extending to over three acres, the grounds are a true highlight, with a self-contained paddock directly behind the property offering excellent potential for equestrian or smallholding use. The land is fully enclosed, gently sloping and easily accessible. Additional features include a tranquil pond, gravelled areas, ornamental statues and a long tree-lined approach, all of which add to the sense of charm and rural character.





The driveway and parking

A long private drive leads through mature trees to the house, creating a charming sense of arrival. The drive opens to a large gravelled area providing ample parking. The brick-built double garage is complemented by a larger Dutch barn, both internally boarded, offering excellent workshop and storage potential.

Location

Lower Rochford is a peaceful rural hamlet centred around its historic church, creating a traditional village atmosphere. The property enjoys a quiet setting surrounded by countryside, yet is within easy reach of nearby towns. Tenbury Wells, just a short drive away, provides a full range of everyday amenities including supermarkets, independent shops, restaurants, a theatre and leisure centre. For wider services, the historic market town of Ludlow and the cathedral city of Worcester are both accessible.

Families are well served by local schools, with a choice of primary and secondary education in Tenbury Wells and independent schools available in Ludlow and Worcester. The surrounding countryside is ideal for outdoor pursuits, with walking, cycling and horse riding opportunities.

Despite its rural charm, the property is well connected. The A456 provides straightforward links to Kidderminster, Worcester and beyond to the M5 motorway network. Train services are available from Ludlow and Worcester, offering direct routes to Birmingham, Hereford and London.

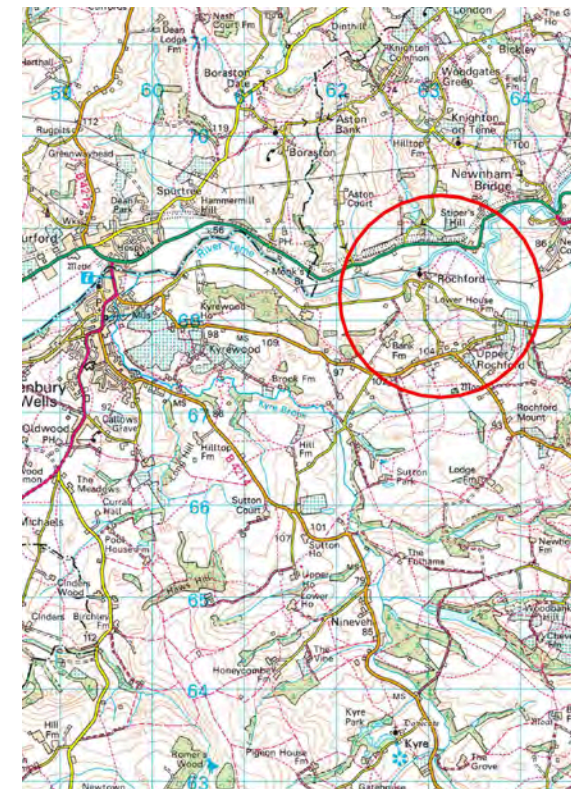
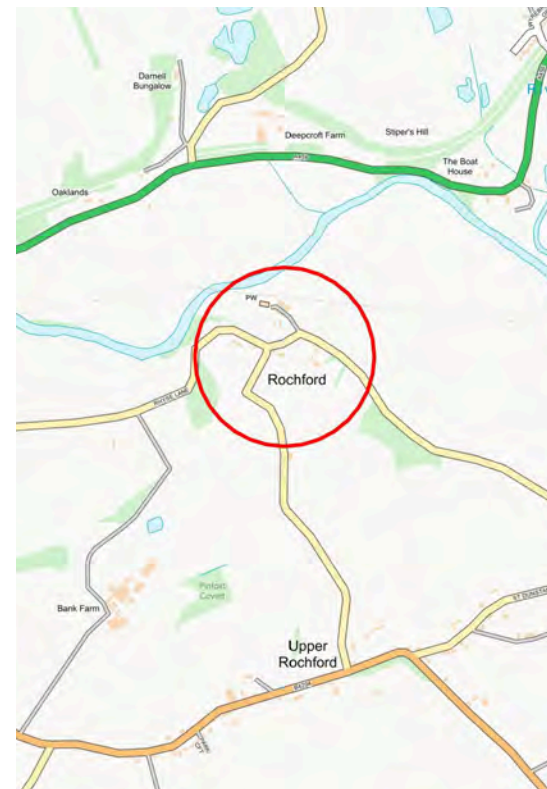
This balance of countryside tranquillity, community character and excellent transport connections makes Lower Rochford an attractive location for both families and commuters.

Services

The property benefits from mains electricity and water. There is oil-fired central heating and drainage is supplied by a private septic tank.

Council Tax

The Council Tax for this property is Band F



Lower Rochford

Approximate Gross Internal Area

(Including Cellar & Excluding Void)

Lower Ground Floor = 23.1 sq m / 249 sq ft

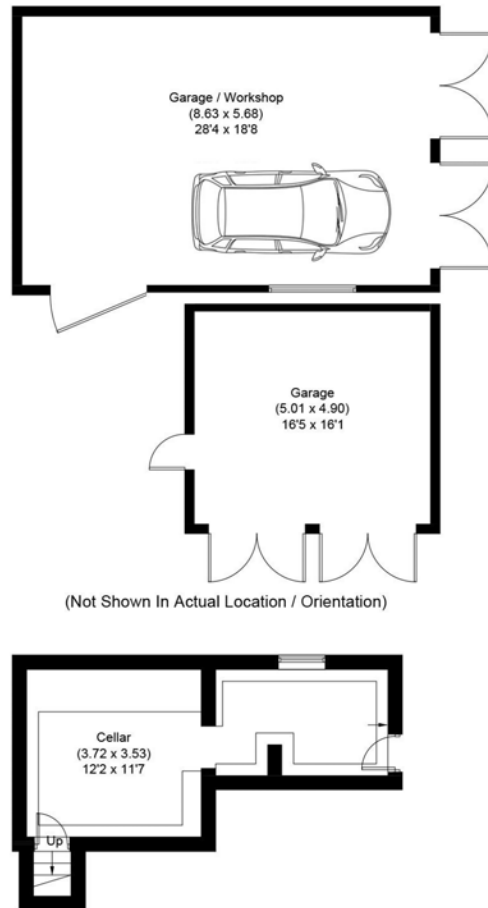
Ground Floor = 81.9 sq m / 881 sq ft

First Floor = 65.1 sq m / 701 sq ft

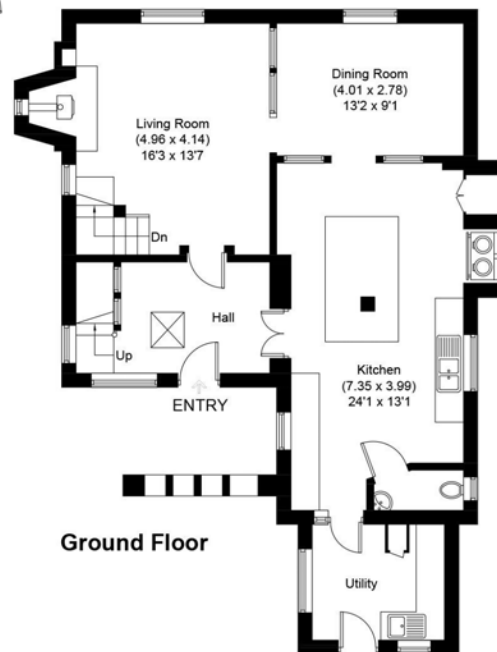
Second Floor = 29.8 sq m / 321 sq ft

Outbuilding = 74.5 sq m / 802 sq ft

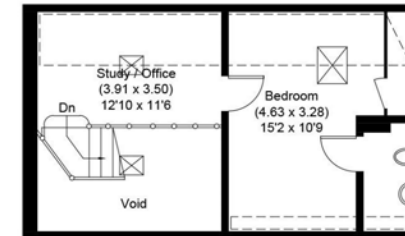
Total = 274.4 sq m / 2954 sq ft



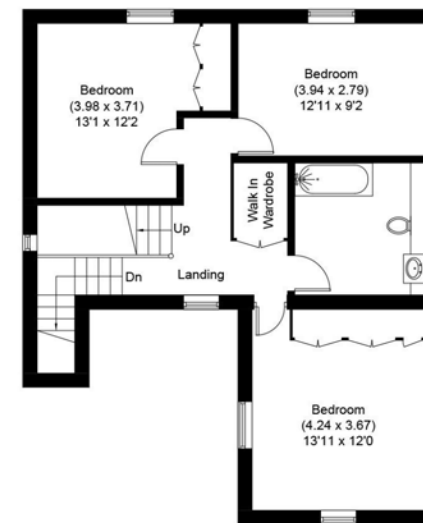
Lower Ground Floor



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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