



Andrew Grant
PRESTIGE & COUNTRY

Lock House

Newnham Bridge, WR15 8NY



Lock House

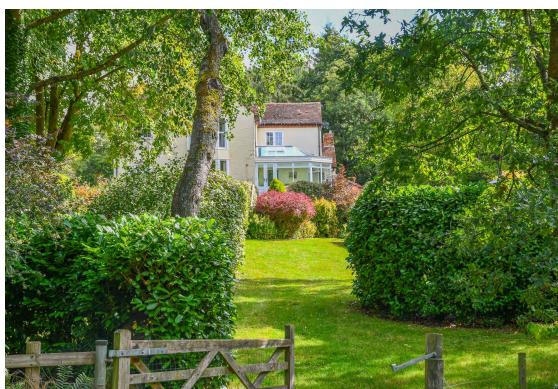
Newnham Bridge, Tenbury Wells, WR15 8NY

4 Bedrooms 2 Bathrooms 3 Reception Rooms 4.5 Acres

“A charming former lock keeper’s cottage built around 1800, set in over four acres of gardens and grounds, tucked away in a tranquil countryside position, offered for sale with no onward chain...”

Scott Richardson Brown CEO

- Historic former lock keeper’s cottage built around 1800.
- Spacious kitchen with vaulted ceiling and AGA.
- Bright conservatory with elevated garden views.
- Three first floor bedrooms and ground floor study or fourth bedroom.
- Over four acres of gardens, woodland, ponds and vineyard.
- Driveway parking and useful outbuildings including garaging and workshop.
- Peaceful location at the end of a private drive near Newnham Bridge and Tenbury Wells.



3195 sq ft (296.9 sq m)



The kitchen

The kitchen is a striking centrepiece of the home with a vaulted ceiling supported by exposed beams, blending character with a sense of space and light. The design is practical yet stylish, with a large central island providing excellent workspace and integrated storage. A fitted range of units runs along two walls, complemented by open shelving and granite work surfaces.



The traditional AGA provides warmth and character, balanced by modern conveniences including a built-in oven, microwave and induction hob. French doors open to the outside, encouraging a natural connection between indoors and outdoors. The layout accommodates a dining table comfortably, creating a sociable environment ideal for family gatherings or entertaining. With views over the gardens and a functional arrangement, this room is both welcoming and highly practical for everyday use.



The living room

The living room is an inviting space with a woodburning stove set within a traditional fireplace, creating an attractive focal point. A bay window provides natural light and pleasant outlooks over the gardens, enhancing the sense of openness and connection with the surroundings.







The conservatory

The conservatory offers panoramic garden views through extensive glazing, creating a bright and uplifting space for year-round enjoyment. It provides ample room for both relaxation and informal dining while connecting directly to the garden and principal reception rooms.





The dining room

The dining room provides a comfortable and well-proportioned space for family meals or formal dining. Positioned to the front of the house, it features a window drawing in light and offering countryside views. The proximity to the kitchen makes it well placed for entertaining.



The study

The study provides a versatile room currently arranged as a home office, complete with fitted shelving. With direct access to the garden, it could equally serve as a fourth bedroom if required.



The hallway

The hallway sets the tone for this characterful home with exposed beams and an original timber door. From here the accommodation flows easily into the main reception spaces. The generous proportions and natural light create an inviting welcome and a practical arrangement for family living. The ground floor cloakroom is conveniently located off the hallway. It includes a WC and wash basin, serving the main reception areas and study with ease.



The principal bedroom

The principal bedroom is a spacious retreat with a deep bay window giving elevated views over the gardens. A second window increases natural light and there is recessed shelving for display or storage. The room links directly to the en suite for added convenience.



The principal en suite

A well appointed en suite includes a large walk in shower with curved glass screen, rainfall head and hand shower. A wash basin is set into a marble counter with storage beneath and there is a WC and two heated towel rails. Full height wardrobes line one wall, providing excellent dressing space.



The second and third bedrooms

The second bedroom is a well-proportioned double with a window overlooking the gardens. Its layout provides plenty of space for a variety of uses. The third bedroom is another comfortable room with garden views, ideal as a child's bedroom or guest accommodation.





The family bathroom

The family bathroom features a freestanding roll top bath with claw feet, a traditional basin and a WC. Two windows provide natural light, creating a restful room for daily routines.





The cellars

Beneath the house lie brick vaulted cellars offering valuable storage and utility space. One area is arranged as a wine cellar with extensive racking, while the additional chambers provide cool, practical rooms for hobbies or provisions.



The gardens

The gardens around the house are carefully landscaped with sweeping lawns and richly planted borders that provide colour and structure throughout the year. A summerhouse sits within the garden, offering a peaceful place to relax or read while enjoying the surroundings. Pathways weave between terraces and seating areas, encouraging easy movement around the garden and making it a welcoming space for outdoor dining and entertaining.





The grounds

Beyond the formal gardens lie extensive grounds making up over four acres. A large pond with bench seating is stocked with coarse fish, creating a peaceful focal point. Woodland edges form a natural boundary and offer sheltered walks, while a productive vineyard, orchard and kitchen garden with polytunnel bring a distinctive character to the land. The grounds balance open lawns, natural habitats and useful planted areas, giving variety and space to explore.





The outbuilding

A practical outbuilding provides excellent storage and workspace. There is garaging for vehicles, together with a substantial workshop well suited to projects or hobbies. Additional areas are arranged for garden machinery and equipment, with covered log stores ensuring wood is kept dry and ready for use. These facilities support the house and land perfectly, giving flexible options for anyone seeking space for tools, maintenance or creative pursuits.



The driveway and parking

The property is approached along a private drive that ends at the entrance to the home, ensuring a real sense of arrival. Timber gates open onto a wide gravel driveway that provides ample parking for several vehicles. The layout allows easy manoeuvring and space for visitors, making it practical as well as attractive.



Location

Lock House enjoys a secluded position with no near neighbours at the end of an 800m private drive on the edge of Newnham Bridge, offering peace and quiet away from passing traffic. The setting is rural yet convenient with the nearby town of Tenbury Wells in easy reach providing a good selection of supermarkets, independent shops, cafes and restaurants, together with schools, medical and leisure centres.

The surrounding countryside is noted for its beauty, with rolling fields, riverside walks and traditional villages to explore. For those who need to travel further afield, the A456 links quickly towards Kidderminster, Worcester and Ludlow, giving access to a wider choice of services, cultural attractions and employment opportunities. Rail connections from Worcester, Kidderminster and Ludlow provide routes to Birmingham, Hereford and London, making the location practical for commuters while retaining its rural charm.

This balance of privacy, community and accessibility makes Lock House an appealing choice for anyone seeking a country lifestyle with good connections to nearby towns and the wider region.

Services

The property benefits from mains electricity and water. There is Liquid Propane Gas for central heating and drainage is supplied by a private septic tank. The property is also connected to high-speed fibre broadband.

Council Tax

The Council Tax for this property is Band G



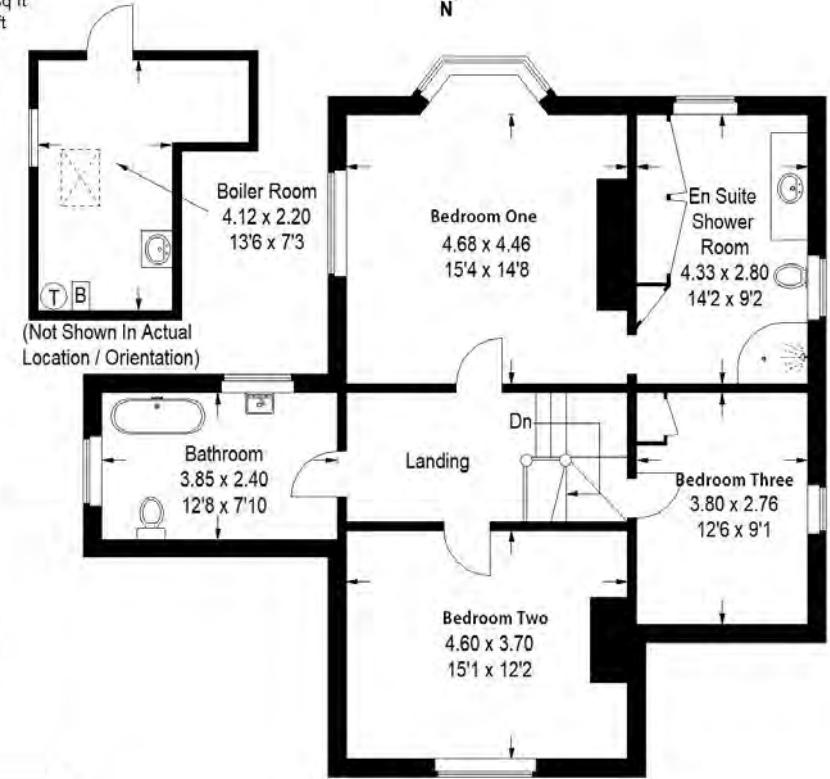
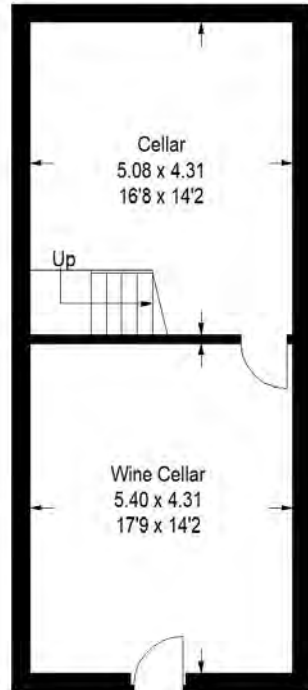
Lock House, Newnham Bridge

Approximate Gross Internal Area = 218.8 sq m / 2355 sq ft

Cellar = 46 sq m / 495 sq ft

Outbuildings = 32.1 sq m / 345 sq ft

Total = 296.9 sq m / 3195 sq ft



Cellar

Ground Floor

(Not Shown In Actual Location / Orientation)

First Floor

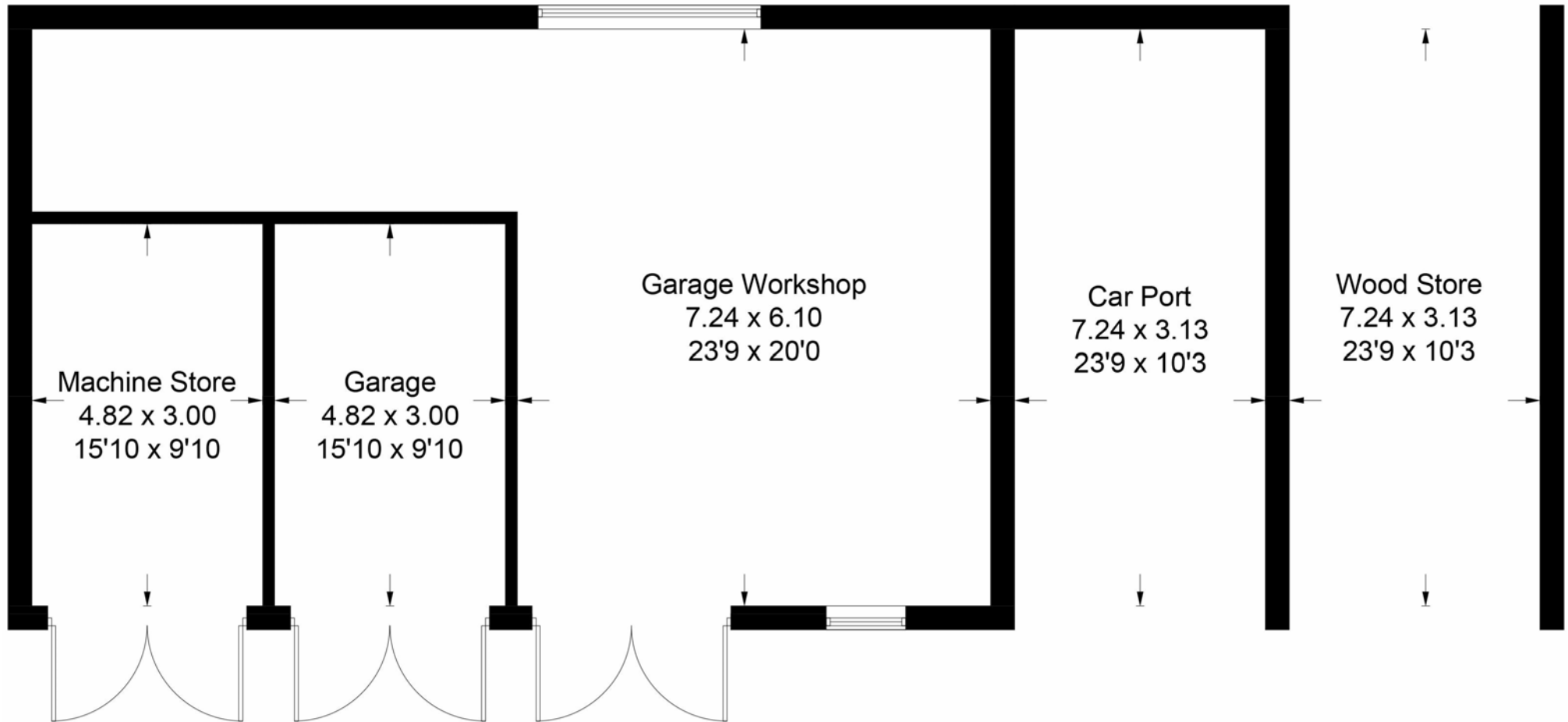
This plan is for guidance only and must not be relied upon as a statement of fact.



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.

Lock House - Outbuildings

Approximate Gross Internal Area = 88.5 sq m / 953 sq ft
(Excluding Car Port / Wood Store)



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

