



5 Woodston Oast House

Woodston, WR15 8JG

Andrew Grant

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3 Bedrooms 2 Bathrooms 2 Reception Rooms

A striking hop kiln conversion offering generous accommodation across three floors, with a private garden, rural views, ample parking and a garage in a countryside setting.

- A spacious three bedroom hop kiln conversion arranged over three floors with well-proportioned living space.
- Characterful features including vaulted ceilings, exposed timbers and a mezzanine ensuite within the original kiln structure.
- South west facing private garden with lawn, established planting, terrace and wide ranging countryside views.
- Ample parking together with a single garage in a nearby block.
- Peaceful rural hamlet close to Tenbury Wells with good schools, amenities and strong road and rail connections.

5 Woodston Oast House is a beautifully presented hop kiln conversion offering generous and well-arranged accommodation across three floors. The ground floor features a welcoming entrance hall, a spacious kitchen and family room and a useful cloakroom. The first floor provides a large living room with dual aspect windows and an additional double bedroom. The second floor includes the impressive primary bedroom with a vaulted ceiling, exposed timbers and a spiral staircase rising to its mezzanine ensuite, together with a further bedroom and a well-appointed shower room. Outside, the private southwest facing garden includes a broad terrace, level lawn and established borders with far reaching rural views. The property benefits from ample driveway parking and a single garage, all set within a peaceful hamlet just moments from Tenbury Wells. Additionally, there are fishing pools at the neighbouring property and the River Teme is at the bottom of the long driveway, providing scenic and recreational opportunities for nature lovers.

2248 sq ft (209.11 sq m) including the garage





The kitchen and dining room

The kitchen and dining room form a generous open plan space designed to suit both everyday living and relaxed entertaining. Contemporary cabinetry provides extensive storage and clean lines while integrated CDA appliances and a broad expanse of worktop create an efficient setting for cooking. A wide window draws in natural light and frames a pleasant outlook across the garden and surrounding greenery.



French doors open directly onto the outdoor area which encourages an easy flow for indoor and outdoor gatherings. The dining area offers ample room for a large table and creates a welcoming focal point for family meals. The overall layout is thoughtfully arranged to balance practicality with an inviting atmosphere that enhances the home's sociable character.



The entrance hall and cloakroom

The entrance hall creates an inviting introduction to the property with a generous layout that allows for an easy arrival and a clear view through to the main living spaces. Natural light filters through the glazed front door and side panels which enhances the sense of openness and highlights the well-planned flow of the ground floor.





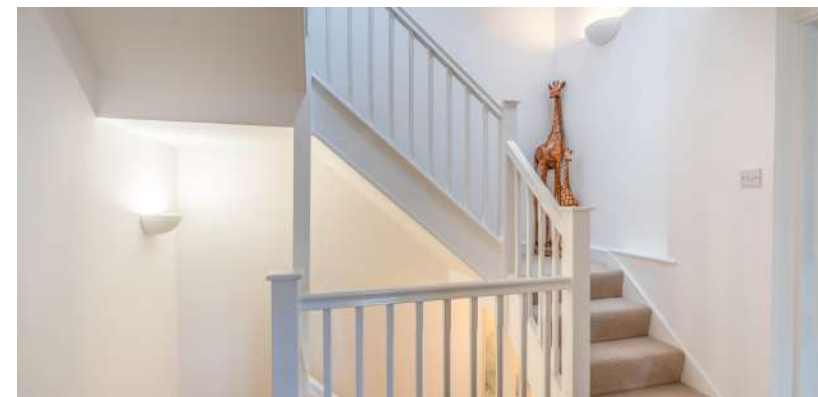
The broad staircase rises to the upper levels and provides a striking feature that draws the eye upwards toward the galleried landing. There is useful room for storage and everyday practicalities which supports an organised household. This welcoming space sets the tone for the rest of the home and reinforces the quality and comfort found throughout. The cloakroom is conveniently positioned just off the entrance hall and provides a practical addition to the ground floor. It features a pedestal basin and WC with tiled detailing that brings a neat and orderly finish to the space.





The first-floor landing

The first-floor landing provides a comfortable and well-connected space that links the principal living areas with the bedroom on this level. Its generous layout allows light to move through the staircase and into the adjoining rooms which adds to the sense of openness. The arrangement of the stairs creates an attractive focal point and reinforces the thoughtful design of the home.





The living room

Positioned on the first floor, the living room is a remarkably spacious and welcoming setting that offers an ideal environment for relaxation and sociable gatherings. Windows on two sides draw in natural light and provide an attractive outlook across the grounds and surrounding countryside. The generous proportions allow for flexible furniture arrangements which makes the room well suited to both everyday use and larger occasions.





The second-floor landing

The second-floor landing introduces a striking sense of height with its vaulted ceiling and exposed timber beams that highlight the character of the original hop kiln. Natural light enters through the skylight which enhances the airy feel and draws attention to the architectural detail overhead. The layout provides clear access to the bedrooms and shower room while maintaining a generous circulation space that adds to the impression of openness.





The primary bedroom

The primary bedroom is an impressive and beautifully proportioned space that highlights the character of the original hop kiln. A vaulted ceiling with exposed timbers creates a striking sense of height and draws attention to the architecture above. Dual windows bring in soft natural light and frame pleasant views across the surrounding setting.



The room offers generous floor area that lends itself to a calm and comfortable environment well suited to rest and quiet retreat. A spiral staircase leads to the mezzanine ensuite which adds an attractive feature and enhances the individuality of this remarkable room.





The primary en suite

The primary ensuite occupies the mezzanine level above the bedroom and offers a distinctive space that complements the character of the hop kiln conversion. Twin skylights fill the room with natural light and highlight the exposed beams that outline the original structure.



The suite includes a freestanding bath set against tiled surrounds, a contemporary basin with useful storage, a WC and a heated towel rail which together provide a well-appointed and comfortable arrangement. The generous layout allows for ease of movement and creates a calm setting for daily routines. Accessed via the spiral staircase, this unique room enhances the individuality and appeal of the principal suite.





The second bedroom

The second bedroom offers a comfortable and well-proportioned space that suits a variety of uses. A window draws in natural light and provides a pleasant view across the development while maintaining a sense of privacy. The room presents ample space for everyday living and lends itself to a calm and restful atmosphere. Its position on the first floor gives convenient access to the living room and the rest of the accommodation which supports an easy and practical layout.





The third bedroom

The third bedroom provides a versatile and well-arranged space that works well as a guest room or study. A window brings in natural light and offers a pleasant view across the surroundings which adds to the room's comfortable feel. The layout includes practical built in storage that helps keep the area organised and supports everyday use. Its position on the second floor gives convenient access to the shower room and the rest of the upper accommodation.





The shower room

The shower room on the second floor provides a smart and practical addition to the accommodation. It features a generous shower enclosure, a pedestal basin and a WC arranged to make efficient use of the space. Tiled finishes create a neat and durable setting suited to everyday routines while the layout offers easy access for the adjoining bedrooms. This well-appointed room supports the functionality of the upper floor and contributes to the home's comfortable and convenient design.



The garden

The garden offers an attractive and generous outdoor space that takes full advantage of the property's south west facing position. A broad paved terrace sits directly outside the kitchen and provides an ideal setting for outdoor dining while enjoying the open outlook across the surrounding countryside.



The lawn is level and well kept with shaped borders that include a selection of established shrubs and planting which create a sense of privacy and year round interest. Several seating areas are positioned to make the most of the views and the peaceful rural setting. This appealing garden complements the character of the home and provides a wonderful extension of the living space.





The driveway and parking

The property is approached via a well-maintained gravel driveway that creates an attractive entrance to Woodston Oast House. There is ample parking directly in front of the home which provides convenient access for residents and visitors. The arrangement offers plenty of space for multiple vehicles while remaining easy to navigate.





A row of traditional brick-built garages sits close by and includes the single garage allocated to this property which adds secure additional storage or parking if required. The setting is quiet and neatly arranged which enhances the sense of order and complements the rural surroundings.



Location

Woodston is a peaceful rural hamlet on the outskirts of Tenbury Wells, offering an appealing balance of countryside living and convenient access to everyday amenities. The surrounding landscape is made up of rolling farmland and wide open views which contribute to the area's calm and scenic character. Tenbury Wells is only a short drive away and provides a traditional high street, shops, cafés, a supermarket and leisure facilities.

The area is served by a good selection of schools, including Tenbury High Ormiston Academy and nearby primary schools in Tenbury Wells and Burford. The highly rated Lindridge St Lawrence CE Primary School is a short distance away and offers a well regarded option for younger children. Independent schools can be found in Ludlow, Worcester and Hereford which are all within reasonable reach.

Transport links are straightforward, with road connections towards Ludlow, Leominster, Worcester and the Midlands. The A456 and A49 offer practical routes for regional travel, while mainline rail services can be accessed from Ludlow, Leominster and Worcester for links to Birmingham, London and the wider rail network. This attractive location supports a relaxed pace of life while keeping essential services and connections within easy reach.

Services

The property benefits from liquid propane gas, mains electricity, mains water and mains sewage. The sewage system operates via a shared air pump arrangement serving all ten properties within Woodston Oast House. There is currently no charge for this system, although the Environment Agency must be notified if total residency across the development exceeds twenty five persons.

Council Tax

The Council Tax for this property is Band E

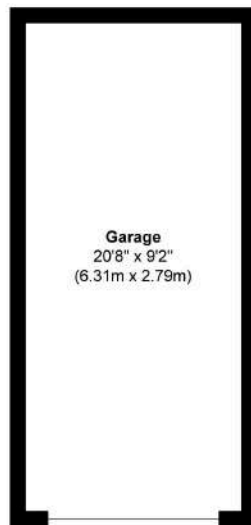
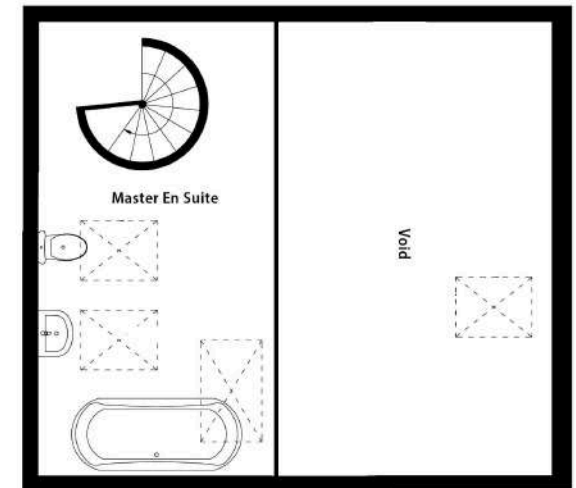
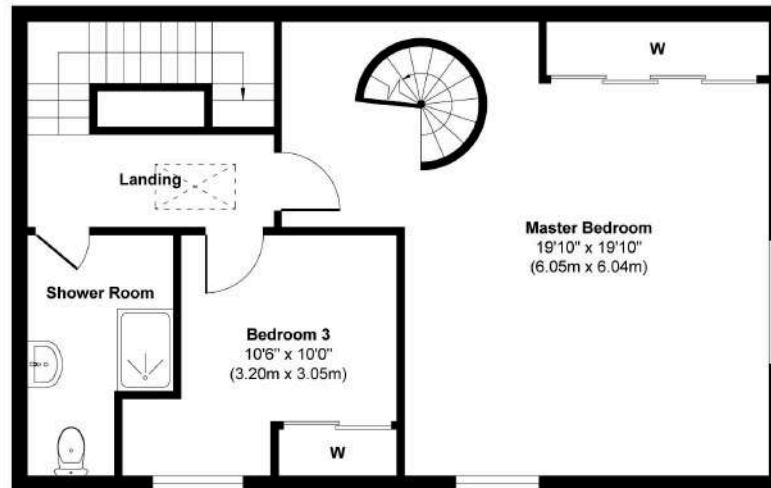




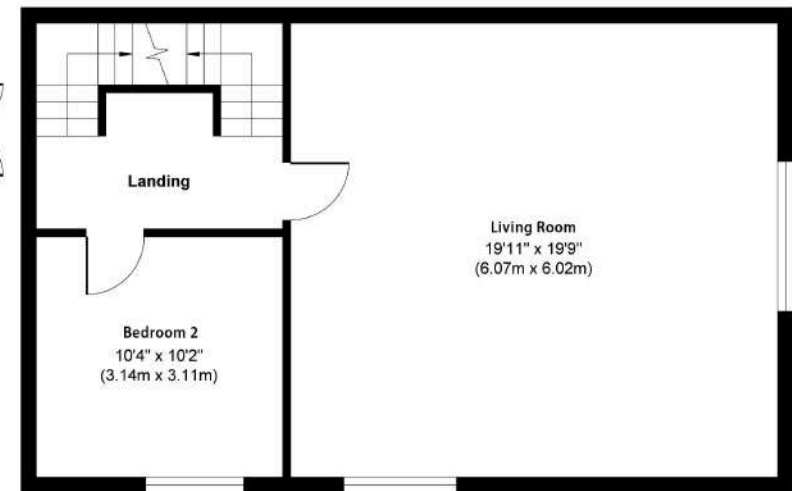
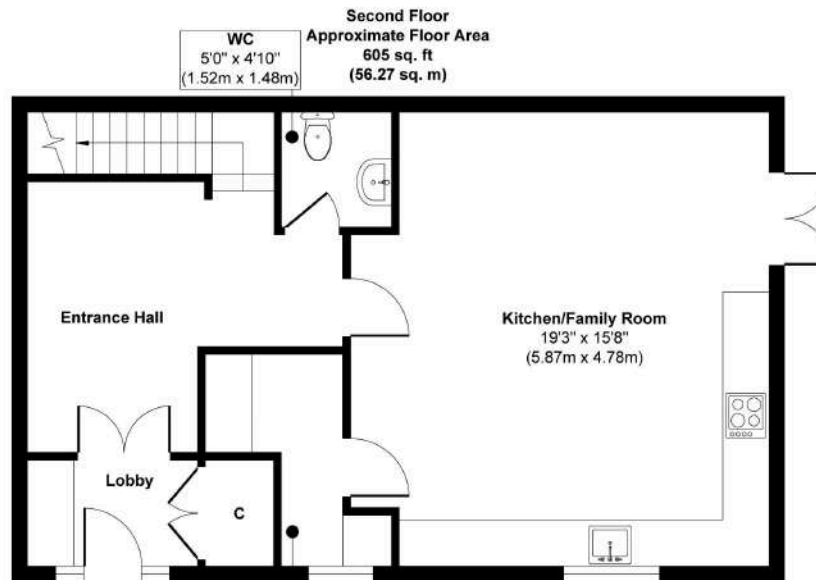
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		



Garage
Approximate Floor Area
189 sq. ft
(17.60 sq. m)



Approx. Gross Internal Floor Area 2248 sq. ft / 209.11 sq. m (Including Garage)

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

Produced by Elements Property



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