



The Coach House, Hunt House Farm Barns, Frith Common,
Eardiston, Tenbury Wells

G HERBERT
BANKS

EST. 1898

The Coach House,
Hunt House Farm Barns,
Frith Common,
Eardiston,
Tenbury Wells,
WR15 8JY

A wonderful listed country house in a glorious position.

- Lounge/Kitchen with contemporary stove, well fitted dining kitchen
- Three bedrooms, ensuite shower room, family bathroom
- Delightful private courtyard, terrace and lawned garden.
- Separate fenced paddock with exceptional views over the valley towards the Malvern.
- Single garage

In all approaching 0.5 acres

Situation

The Coach House occupies a truly outstanding position approached over a long private driveway via a country lane. It forms part of a small bespoke courtyard development of 5 barn conversions carried out approximately 20 years by a local developer.

Some useful local facilities are favourable in the nearby local village of Clows Top with a post office/general store and a butchers. More comprehensive are available in the nearby historic towns of Bewdley and Tenbury Wells.

The property lies within a short driving distance of the beautiful Wyre Forest with provides many rewarding walks and biking opportunities.

Description

This is a very appealing listed semi-detached barn conversion in a truly beautiful Teme Valley setting. The house has been superbly improved by the present vendors over the period of the last 7 years to include the fitting of a new contemporary wood burning stove, window shutters, a new glazed roof in the dining kitchen and feature glazing to the staircase.

The ground floor provides an attractive lounge with oak floor, stove and staircase to first floor with understairs cupboard.

Off the lounge is the third double bedroom with an ensuite shower room including a tiled shower cubicle.

A much enjoyed room is the large dining kitchen with a separate dining area, with exposed timber frame, range of wall and floor units, feature glazed roof dropping in good light. Fitted appliances include a Beko dishwasher, a Bosch double oven, Bosch ceramic hob with extractor over and integral fridge freezer. There is a further cabinet with wine rack and adjacent plumbing for washing machine together with the concealed oil fired boiler.

The enhanced staircase gives rise to an attractive first floor landing with vaulted ceiling and exposed timber frame. There are two double bedrooms, one with exposed pine floorboards and one with an integral airing cupboard. The family shower room is well appointed with a tiled shower cubicle and twin shower head, wash hand basin, W.C, tiled floor and bath.

Outside

Lovely private paved courtyard with a timber gate, exposed brickwork and good screening. Beyond this is a paved terrace and lawned gardens with central brick paths approaching the coach house.

Single garage with double timber doors and electric car charging point.

Useful separate fenced paddock with high fencing and natural barn field gate.

GENERAL INFORMATION

Services

Mains electricity and water. Private shared drainage. Oil fired central heating.

Local Authority

Malvern Hills District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968.

Directions

What3Words: ///secrets.straw.thrashing



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