



4 The Hop Kilns, Eardiston, Tenbury Wells WR15 8JH

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4 The Hop Kilns, Eardiston Tenbury Wells, Worcestershire WR15 8JH

An impressive three storey Hop Kiln conversion in the beautiful Teme Valley.

- Entrance hall, beautifully redesigned dining kitchen, double bedroom, bathroom, charming large lounge with wood burning stove. In all about 732 sqft.
- Gravel parking for cars.
- Delightful brick paved terrace, lawned fore garden. A further substantial garden with summerhouse, greenhouse, shed and log store.

Situation

4 The Hop Kilns is situated in the popular and accessible Teme Valley Village of Eardiston. Eardiston has an active village hall and there is the nearby St Laurence Primary School at Lindridge.

The well regarded market town of Tenbury Wells is short driving distance away. This provides an extensive range of amenities including both junior and senior schools, a Tesco supermarket, a number of independent shops and restaurants, Doctors and Dentist surgeries and the fabulous Art Deco regal theatre cinema.

There is good main road access to Stourport and Worcester with its two rail stations together with Worcester Parkway with park and ride south of the city. Leominster, Ludlow and Kidderminster have good rail connections. There is M5 motorway access via junction 5 at Wychbold and junctions 6 and 7 to the north and south of Worcester.

The Teme Valley is an astonishingly beautiful area with stunning countryside and many rewarding walks and countryside pursuits.

Description

This splendid three storey Hop Kiln conversion with LPG central heating and timer casement double glazed windows has been beautifully improved by the present owners over the last five years.

The house is approached by an entrance hall with direct access to the fabulous redesigned and refitted dining kitchen. This includes an extensive range of wall and floor mounted cabinets, working surfaces, NEFF four ring gas hob and oven with extractor over, washing machine, undercounter NEFF fridge and NEFF freezer, . There is a Karndean floor and splendid range of fitted shelving.

A staircase leads to the first floor with split level landing. A double bedroom has a range of fitted wardrobe cupboards with hanging and shelving. There is a refitted bathroom with white suite including a shower over the bath and tiled surround and mirror fronted medicine cabinet with cupboard beneath the vanity wash hand basin.

A door and staircase lead to the second floor where there is a charming vaulted lounge into the original Hop Kiln with wood burning stove on a slate hearth, two Velux roof lights.

Outside

Fronting the property is a delightful and much enjoyed brick paved sun terrace. There is a lawned fore garden with well stocked shrubbery/plant borders.

On the other side of the gravel driveway is a good sized gently slopping lawned garden with some fine mature specimen trees with Fir and Yew and some useful outbuildings. These comprise a timber summerhouse, small greenhouse and useful timber storage shed.

GENERAL INFORMATION

Services Mains electricity, water (metered supply) and drainage. LPG central heating.

Energy Performance

Current Rating: 41E
Potential Rating: 64D
Carried out: 4th September 2025

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: 01299 896968

Directions

What3words Search /// majors.manly.yawned

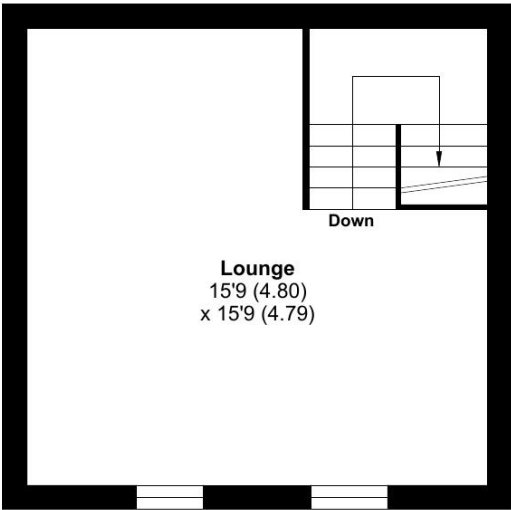
From Worcester take the A443 signposted to Tenbury Wells. Continue into the village of Eardiston. A short distance after the turning to Dumbleton Lane take a right hand drive into the shared approach driveway (this is just before Eardiston House on your left hand side). Pass 2 modern semi detached houses before entering the driveway of The Hop Kilns, the property number 4 is on the right hand corner of the conversions.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

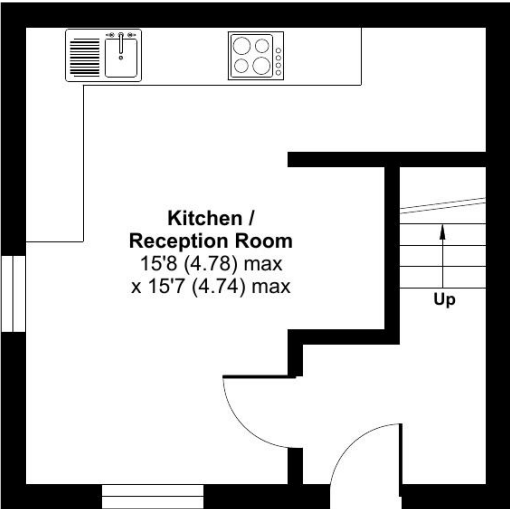
In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

Eardiston, Tenbury Wells, WR15

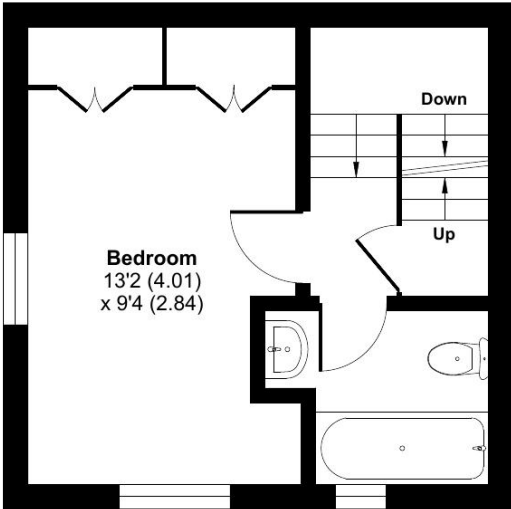
Approximate Area = 732 sq ft / 68 sq m
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



propertymark
ECTED

AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

