

# LOWER KYREWOOD FARMHOUSE

KYREWOOD • TENBURY WELLS • WORCESTERSHIRE



BENGOUGH  
PROPERTY







# LOWER KYREWOOD FARMHOUSE

KYREWOOD + TENBURY WELLS  
WORCESTERSHIRE

*An historic six bedroom family house  
situated in an idyllic setting.*

Hall + Sitting Room + Dining Room + Kitchen/Breakfast Room  
Utility Room/Office + Cellar + Six Bedrooms + Two Bathrooms

Adjoining Hop Kiln with Living Room + Kitchen + Dining Room  
Three Bedrooms + One Bathroom

Woodland Garden

**In all about 2.5 acres**

Tenbury Wells 1.5 miles + Worcester 20 miles  
Ludlow 11 miles  
(All distances are approximate)

*These particulars are intended only as a guide and must not be relied upon  
as statements of fact. Your attention is drawn to the Important Notice  
on the last page of the text.*





## SITUATION

The small village of Kyrewood which is spread over a wide area is situated southeast of Tenbury Wells. This local town straddling the River Teme has a supermarket as well as good shops for everyday requirements. There are excellent schools in the area and the market town of Ludlow, and the City of Worcester are well within daily reach.

## HISTORICAL NOTE

Lower Kyrewood and the Hopkiln, known as Kiln Cottage, are Grade II listed having 17th century origins with later additions. Formerly part of the Newnham Estate and Kyrewood Estate, the house has been in the same family through the generations since the early 1800's.

## THE PROPERTY

The long drive sweeps around to the south side of the house where there is ample car parking. There is a traditional feel throughout the house with the brick tiled floor that is both in the Hall and Kitchen as well as the deep inglenooks and timber trusses. Most of the house has been reroofed and Kiln Cottage was converted in the late 1980's.

Off the Hall with the front staircase and cellar entrance is the Sitting Room with an inglenook fireplace with a wood burning stove and French doors to the terrace and the Dining Room. The Kitchen has a deep and impressive inglenook in which stands the two-oven oil fired AGA and there is a range of fitted units including a double sink. The moulded ceiling beams suggest this might be the oldest part of the house. The back hall has a door to the garden, recessed cupboards, the back staircase and a cloakroom/shower room. Beyond is the Utility Room, the far end of which has been an office.

The oak staircase leads to one bedroom and a bathroom as well as the main landing off which are two further bedrooms. In the heart of the house is the main bedroom with its oak floors and a walk-in cupboard to one side of the chimney. Beyond are two further bedrooms off the back staircase and a bathroom.











Kiln Cottage

Kiln Cottage, the converted hop kiln, has two entrances each with a porch. The Living Room adjoins the Kitchen divided by a bar. Off the inner hall is the circular Dining room and a Cloakroom. On the first floor are three bedrooms, one being circular, a bathroom and access to good attic storage.

### THE GARDENS AND GROUNDS

Old photographs show the grounds were used for grazing and growing vegetables. Today the grounds have mature

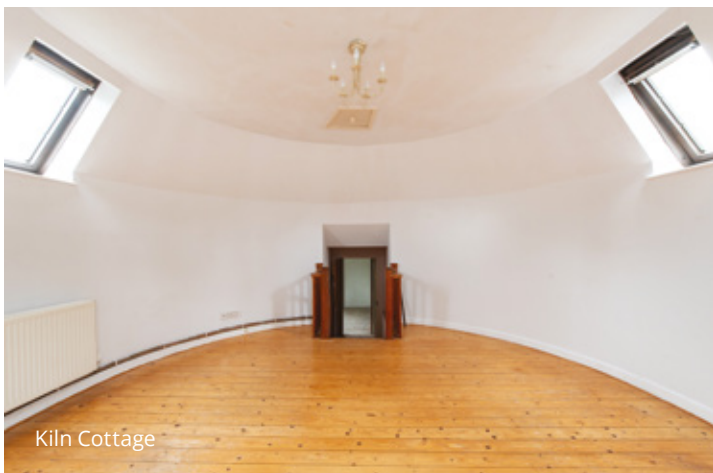
trees and old orchards creating a woodland garden with a line of oak trees along the western boundary.

### SERVICES

Mains water and electricity. Both properties have their own private drainage. Oil fired central heating for the farmhouse and gas fired heating for Kiln Cottage.



Kiln Cottage



Kiln Cottage





## LOCAL AUTHORITY

Malvern Hills District Council

**Council Tax Banding:** Farmhouse E; Kiln Cottage A

## CONDITIONS OF SALE

There will be a number of modest conditions for the new owner and for the vendors to undertake involving the division of services, uplift provisions over a section of the grounds along the lane as well as the creation of a new drive.

The selling agents have further details concerning these matters.

## DIRECTIONS (WR15 8SQ)

From Tenbury Wells leave on the B4204 Worcester road. After about 2 miles turn right down White House Lane and the entrance to Lower Kyrewood Farmhouse is on the right hand side after about 300m.

**What3words:** expert.helpfully.safest

## VIEWING

Strictly by appointment with Bengough Property  
01568 720159.



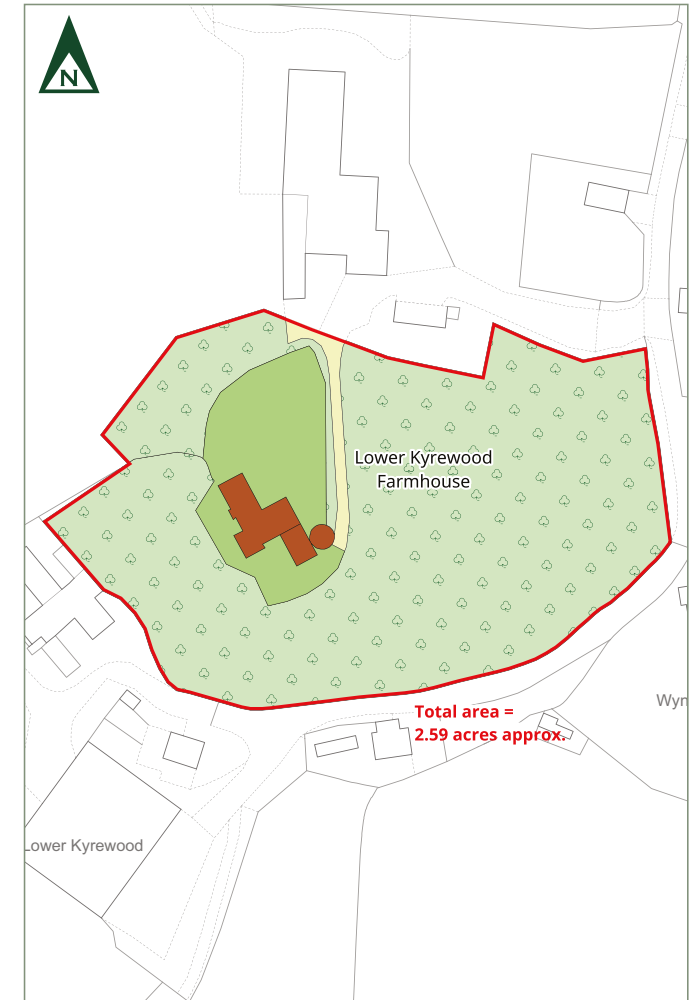
## Approximate Gross Internal Floor Area

Main House = 3322 Sq Ft/309 Sq M

Annexe = 1373 Sq Ft/128 Sq M

Total = 4695 Sq Ft/437 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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