



## Wharf Cottage

Tenbury Wells, WR15 8NY

Andrew Grant

# Wharf Cottage

Newnham Bridge, Tenbury Wells, WR15 8NY

**4 Bedrooms   2 Bathrooms   3 Reception Rooms**

A versatile energy-efficient country home with substantial outbuildings, paddock and modern comforts nestled within the peaceful Teme Valley.

- A detached four-double-bedroom country home blending character and contemporary energy-saving upgrades
- Heart-of-the-home kitchen, generous reception rooms and a sun room with underfloor heating for year-round enjoyment
- Extensive lawns, decked terrace, productive vegetable garden, orchard and a two-acre paddock for a rural lifestyle
- Electric entrance gates, ample gravel parking for multiple vehicles and a large timber-clad garage with power and EV charger
- Peaceful semi-rural setting on the Worcestershire/Shropshire border close to Tenbury Wells, Ludlow and Worcester

This well-maintained detached country home offers light-filled accommodation arranged around a spacious kitchen/breakfast room, three flexible reception rooms and a dedicated utility with adjoining cloakroom. Four double bedrooms include a principal suite with luxurious en suite, complemented by a stylish family bathroom. Thoughtfully upgraded with a new oil-fired combination boiler, double glazing, 10kW solar PV system and EV charger, the property enjoys generous gardens, a productive vegetable area and a two-acre paddock, plus a sizeable garage and versatile outbuildings. A tranquil yet accessible rural location completes the package for modern family life or hybrid working.

**1797 sq ft (166.9 sq m)**





## The kitchen and breakfast room

Forming the heart of the home, this generous kitchen and breakfast room provides a sociable space for cooking and informal dining. Bespoke shaker-style cabinetry with solid timber worktops is arranged around a classic range cooker beneath a stainless-steel hood and splashback, complemented by a farmhouse sink and integrated appliances.



A second area extends into a cosy breakfast space with a wood-burning stove set into a brick recess. Stone flag flooring runs throughout and there is ample room for a table, while a door leads directly to the utility.



## The living room

The principal sitting room is an inviting space for relaxation and entertaining. A wood-burning stove on a slate hearth with a timber mantel provides the focal point and is complimented by oak flooring. Dual windows draw the eye to the gardens, and glazed double doors link effortlessly with the dining room, ensuring a practical flow for family life.





## The dining room

Ideal for family meals or special occasions, the dining room enjoys views over the garden and glazed doors through to the sun room, extending the entertaining space and provide a pleasant outlook during meals.



## The sun room

Set just off the dining room, the sun room is a superb year-round retreat. Its tiled roof and underfloor heating make it comfortable whatever the weather, while wraparound glazing frames the garden. French doors open onto the decked terrace, creating a seamless link to outdoor dining and providing a tranquil spot to enjoy the rural surroundings.



## The utility and cloakroom

Serving everyday needs, the large utility room offers additional storage and preparation space with matching cabinetry, a stainless-steel sink and appliance housings. There is a door to the garden and space for laundry equipment. A separate cloakroom with a WC and pedestal basin adjoins the utility, and the stone flooring mirrors that of the kitchen for continuity.





## The primary bedroom

Occupying a corner of the first floor, the primary bedroom is a serene retreat with two windows capturing far-reaching views over the neighbouring countryside. Built-in wardrobes with mirrored doors provide extensive storage, while warm timber flooring and a feature wall add subtle character. A door leads through to the en suite bathroom.



## The primary en suite

The en suite bathroom to the principal bedroom offers a luxurious finish with a claw-foot roll-top bath and a separate curved-glass shower enclosure. Classic metro tiling with a decorative border lines the walls, and the white pedestal basin is complemented by a chrome towel radiator and WC.



## The second bedroom

This comfortable double bedroom enjoys a peaceful aspect over the grounds from dual-aspect windows. The room offers flexibility for guests or family members, with ample space for a large bed and furnishings.



## The third bedroom

Another generous double room, the third bedroom features a partially sloping ceiling with dual windows to both the side and rear.



## The fourth bedroom

The fourth bedroom is currently arranged as a versatile dressing room. A Velux and a side window ensure plenty of natural light, while the space makes it adaptable for a variety of uses.



## The bathroom

Serving the remaining bedrooms, the family bathroom is finished with travertine-style tiles and includes a panelled bath with rainfall and hand-held shower over. A pedestal basin and WC are accompanied by a heated towel rail, and a Velux window provides illumination and sky views.



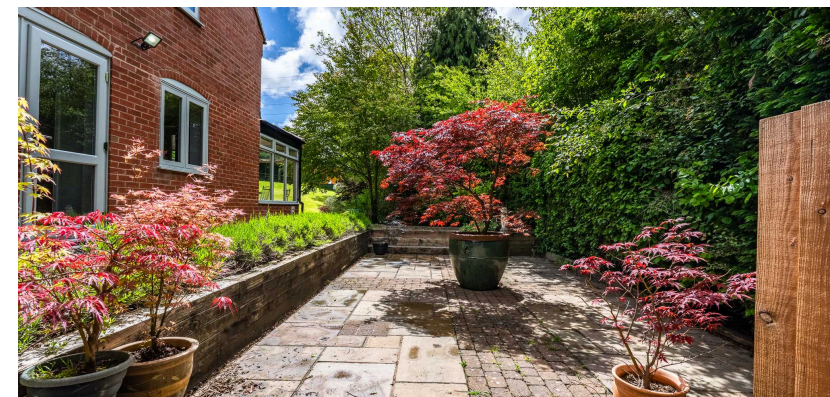
## The garden

The immediate gardens around the house feature expansive lawns interspersed with mature trees and orchard specimens, enclosed by hedging for privacy. A large decked terrace adjoins the sun room, offering a perfect spot for al-fresco dining and barbecues, while deep borders are stocked with colourful shrubs and climbers against the house.





Adjacent to the formal lawn, a landscaped area includes a greenhouse and raised vegetable beds, together with a circular brick-paved path centred on a thatched pergola. There is also a paved courtyard and additional storage sheds. The gardens flow seamlessly into the paddock and provide numerous seating areas in which to enjoy the tranquil rural setting.







## The summer house

Set on the far side of the lawn, the timber-built summer house is fully insulated and connected to power and high-speed internet. Currently used as a home office, it offers a quiet workspace away from the main house. French doors open onto the grass, making it equally suited to creative pursuits or relaxation.



## The paddock

A two-acre paddock adjoins the gardens, enclosed by hedgerows and stock fencing. This level grassland includes a selection of fruit trees and provides ample space for grazing, small-scale livestock or recreational activities. A separate field gate and internal pathways allow for easy access, and the area benefits from the on-site solar panels.



## The driveway and parking

Approached through secure electric gates, a long lane curves past the paddock to a broad gravelled courtyard in front of the home. There is parking for numerous vehicles together with a substantial timber-clad garage measuring about 10 m x 8 m with twin up-and-over doors, power and lighting. An adjoining store and further sheds provide ample storage, and an electric vehicle charger is installed for modern motoring.



# Newnham Bridge, Tenbury Wells, WR15

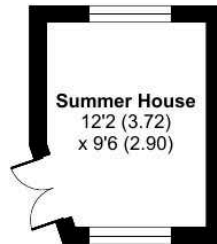
Approximate Area = 1797 sq ft / 166.9 sq m

Garage = 720 sq ft / 66.9 sq m

Outbuilding = 112 sq ft / 10.4 sq m

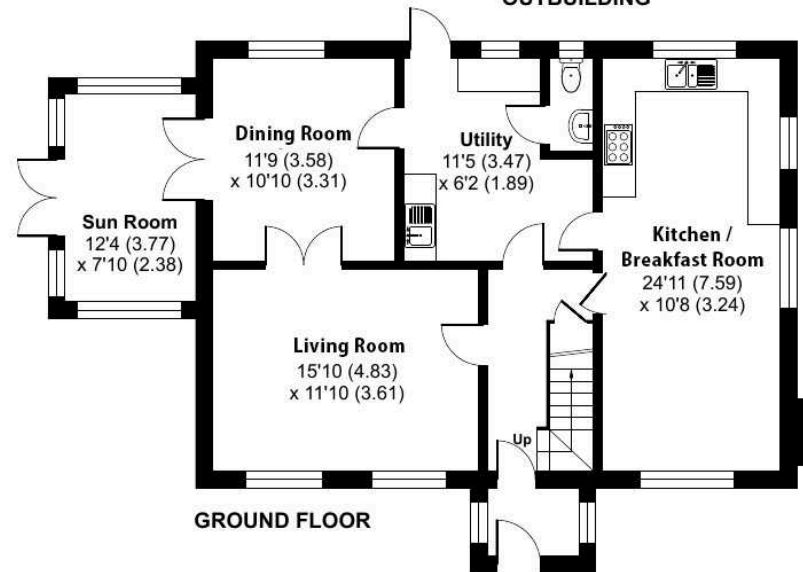
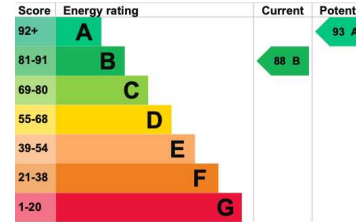
Total = 2629 sq ft / 244.2 sq m

For identification only - Not to scale

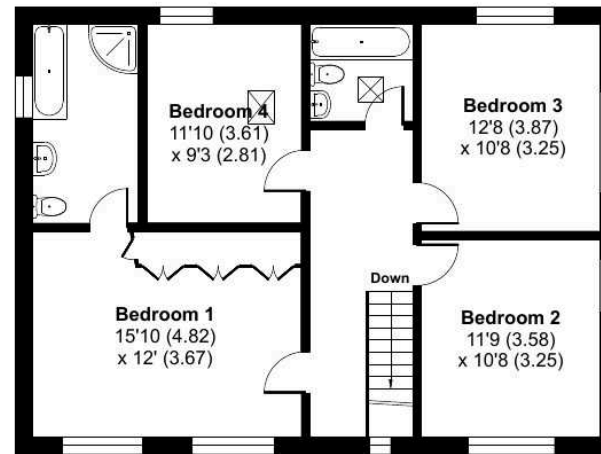


**Summer House**  
12'2 (3.72)  
x 9'6 (2.90)

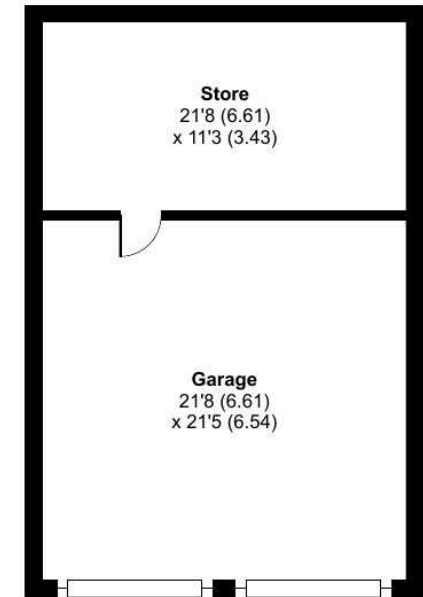
**OUTBUILDING**



**GROUND FLOOR**



**FIRST FLOOR**



**Store**  
21'8 (6.61)  
x 11'3 (3.43)

**Garage**  
21'8 (6.61)  
x 21'5 (6.54)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Andrew Grant. REF: 1462761



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