



Threshing House, 6 Kyrewood Court, Tenbury Wells

G HERBERT
BANKS

EST. 1898

Threshing House 6 Kyrewood Court Tenbury Wells Worcestershire WR15 8SG

A very appealing barn conversion in a lovely courtyard setting.

Fabulous rear views over the Valley towards Clee Hill.

- Lounge, dining kitchen, utility room, conservatory. Three bedrooms, en-suite shower room, family bathroom.
- Garage. Carparking, rear gardens with patio.

Situation

Threshing House is situated within a most attractive courtyard of six barn conversions. Lying under a mile from the sought after town of Tenbury Wells, we understand the property was converted in around 1990.

Tenbury Wells is a delightful small Worcestershire market town close to the Shropshire and Herefordshire borders. It lies at the confluence of the Kyre Brook and the River Teme. Historically the town had a much sought after spa which finally closed in 1939. A stroll through the streets of Tenbury is a very pleasant experience taking in a number of fine historic buildings. The town provides an extensive range of amenities. These include both junior and senior schools, a range of independent shops, cafes, pubs and restaurants, a Tesco supermarket, the glorious historic Art Deco theatre and cinema, Doctors, Dentists and Veterinary surgeries and a leisure centre with gym and swimming pool.

The private educational sector is well catered for to include Moor Park near Ludlow, Lucton School, Hereford Cathedral School, Worcester Royal Grammar School and Kings School Worcester.

The beautiful and highly regarded architectural gem of Ludlow is readily accessible.

A Marks and Spencer food store is due to open near to Ludlow in the imminent future.

Both Ludlow and the close by town of Leominster have a mainline railway station with direct connections to Manchester and North and Cardiff and beyond to the South.

The Cathedral Cities of Worcester and Hereford are also very accessible. As is the Wyre Forest with its three principal towns.

Description

This character country house is enhanced by some wonderful, exposed timbers. The spacious character accommodation is approached by a timber entrance door which leads to the generous lounge. This includes a substantial full height brick fireplace with Villager wood burning stove, timbered ceiling and range of fitted book/display shelving together with exposed brickwork. Twin doors lead to a double-glazed conservatory with a very pleasant garden aspect with views beyond. The delightful dining kitchen has a range of wall and floor mounted units, sink unit, recess for electric cooker with extractor over, space for tall fridge freezer. There are exposed beams and brickwork and an excellent dining area ideal for entertaining and family living.

Beyond this is a utility room wall mounted storage cupboards, Belfast sink unit, plumbing for washing machine and dishwasher, cupboard and door to rear garden.

The first floor provides a central landing with high ceiling, shelved linen cupboard and fine rear views.

The house has three double bedrooms, several with built in wardrobes. There is an en-suite shower room to the master bedroom together with a separate family bathroom.

Kitchen and bathroom suite may need some upgrading.

Outside

Carparking and undesignated visitors space.

Attractive rear gardens with lawn, several patios and quite delightful views over the Valley. There is a useful timber garden shed and outside tap.

GENERAL INFORMATION

Energy Performance

Current Rating: 73C

Potential Rating: 99A

Carried out: 1st May 2025

Services

Mains electricity, water, gas and drainage..

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 ///marinated.reeling.magpie

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.

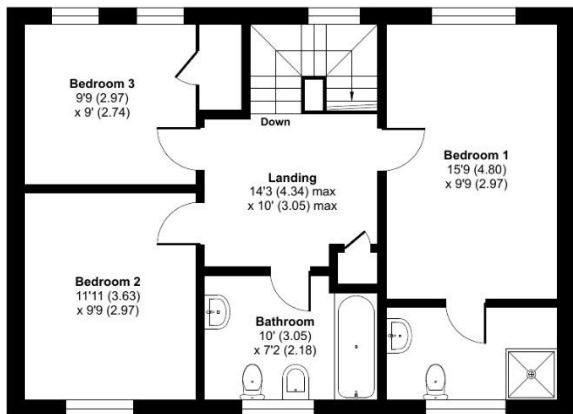
Kyrewood, Tenbury Wells, WR15

Approximate Area = 1479 sq ft / 137.4 sq m

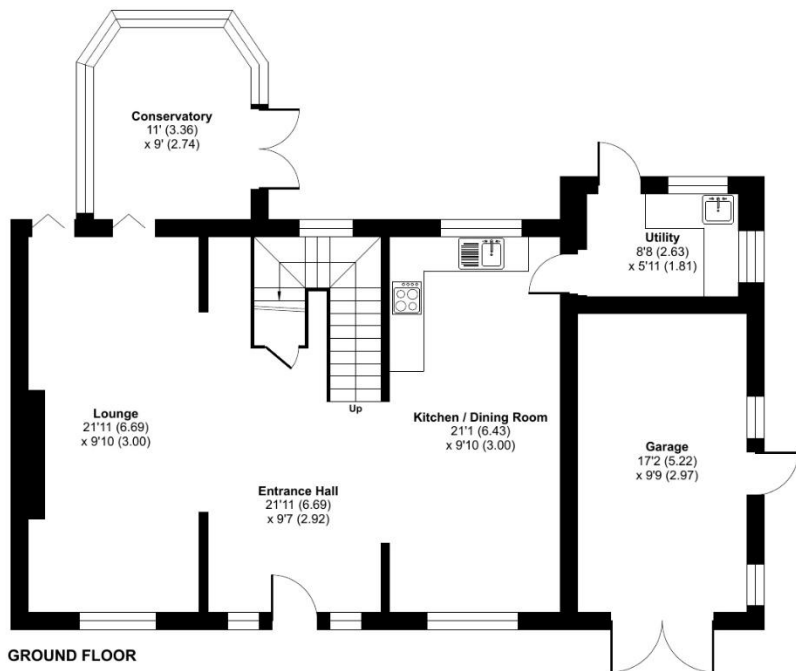
Garage = 166 sq ft / 15.4 sq m

Total = 1645 sq ft / 152.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for G Herbert Banks LLP. REF: 1436816

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.



Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

G HERBERT BANKS

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
 Great Witley, Worcestershire WR6 6JB



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.

