



Perth House, Berrington Green, Tenbury Wells

G HERBERT  
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EST. 1898

Perth House  
Berrington Green  
Tenbury Wells  
Worcestershire  
WR15 8TQ

An exquisite country house with very charming accommodation.

Lovely rural setting with some outstanding views.

- Reception hall, drawing room, study, cloakroom, striking breakfast/kitchen, splendid dining room, gorgeous garden room/sitting room, laundry, porch/boot room
- Generous landing, four double bedrooms, dressing room, two en-suite shower rooms, family bathroom.
- Detached double garage.
- Gravel driveway, wonderful mature gardens with splendid entertaining area. Sloping meadow, delightful kitchen/garden. In all about 1.805 acres.

### Situation

Perth House is approached over a shared private lane in the popular hamlet of Berrington Green. The property, particularly to the rear, enjoys truly outstanding views stretching over undulating countryside. It lies within walking distance of the charming Oldwood Common at St Michaels.

Tenbury Wells is a delightful small Worcestershire market town close to the Shropshire and Herefordshire borders. It lies at the confluence of 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 the 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 gorgeous country home was converted from a barn for the present Owners in 1989. It has further benefitted from striking extensions. The generous family accommodation is enhanced by many glorious internal features. These include a selection of solid French oak floors, wonderful, exposed timbers and the handsome recently refitted kitchen.

Perth House is entered through a fabulous, glazed oak frame and oak door leading to the reception hall.

The charming drawing room with two sets of doors to the exterior has a Clearview wood burning stove and lovely garden views. There is a useful separate study and nicely appointed cloakroom.

The striking refitted kitchen has a range of wall and floor mounted cabinets, stone working surfaces, central island unit with power points, Nexus Range cooker with Rangemaster extractor over, fitted

Blomberg dishwasher, retractable larder unit and a useful walk in shelved pantry.

Beyond this is the splendid dining room with exposed oak frame and bi-folding doors leading to the garden/sitting room which really is a delightful room with lovely garden aspect including bi folding doors and Contourer contemporary woodburning stove.

Oak steps off the dining room lead down to a laundry.

Side porch/boot room with oil fired central heating boiler and shoe cupboards with bench seat.

The first floor is enhanced by a delightful landing with high ceiling. There are four first class bedrooms including the stunning master bedroom suite with high ceiling and double doors to a Juliette balcony. The suite benefits from a large dressing room with a range of mirror fronted fitted wardrobe cupboards together with a high-quality en-suite shower room.

There is the guest bedroom with en-suite shower room together with a family bathroom with separate tiled shower cubicle.

### Outside

Perth House is approached over a shared lane. A timber 5 bar field gate and twin brick pillars with terracotta balls leads to a good-sized gravel courtyard with ample parking. This is bordered by a brick wall to the front and attractive landscaped timber fencing to the side and very well stocked plants and shrubbery beds.

Detached double garage with two up and over doors, power and lighting, small storage area to the rear of the garage together with an external EV electric charging point. The garage has the solar panels control.

The remarkably pretty and well stocked gardens feature lawns with adjoining gravel and brick paved path leading to the rear. This has two splendid flagstone terraces, one with timber pergola with a range of creepers. Both of the terraces are perfect entertaining areas and enjoy inspiring views.

There is a useful timber garden shed with adjoining paved area, wood store with adjoining shed, gymnastic pull up bar and well stocked shrubbery and plant borders/beds.

The gardens provide some fine specimen trees. There is a further small lawned garden to side access with twin water butts.

Between the two terraces there is a small stone fountain.

A charming part stone walled and rabbit proof kitchen garden with fruit trees, raised beds and aluminium frame greenhouse and secure steel storage shed. Adjacent to the kitchen garden there are three raised compost bins.

The gardens lead down to a sweeping meadow with a wonderful selection of maturing specimen trees being enclosed by post and wire fencing, lovely expanses of natural grassland areas and countryside views. There is a fine variety of trees including a Copse of Wild Cherry, Rowan and Silver Birch and an array of specimen trees such as six varieties of Oak, Weeping Willow, Hornbeam, Liquid Amber, Magnolia, Tulip and Eucalyptus.

## GENERAL INFORMATION

### Services

Mains electricity and water. Oil fired central heating. Solar panels. Private drainage. Full fibre broadband.

Solar Panels Micro generation installation. 10 Black Mono solar panels installed on south side of garage roof. 1 x Gen 2 9.5 kwh LifePO4 battery. 1 x EV Zappie vehicle charge point installed on side of garage and 1 Eddie emersion charger.

### 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 ///waltzes.tortoises.guard

## **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.*



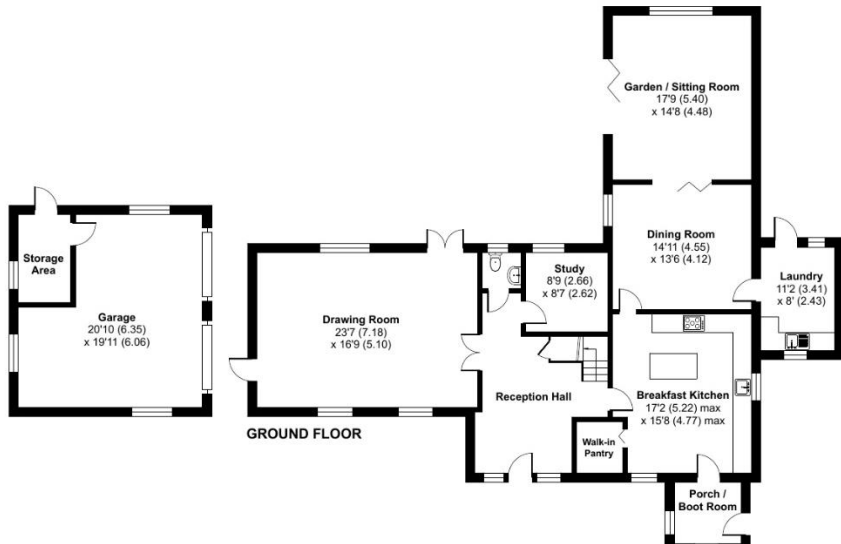
# Perth House, Berrington Green, Tenbury Wells WR15 8TQ



Approximate Area = 3111 sq ft / 289 sq m  
 Garage = 414 sq ft / 38.4 sq m  
 Total = 3525 sq ft / 327.4 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). © nichecom 2026. Produced for G Herbert Banks LLP. REF: 1337973

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for G Herbert Banks LLP. REF: 1431692

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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