



Housekeepers Lodge & Building Plot, Eardiston, Tenbury Wells

**G HERBERT  
BANKS**

EST. 1898

Housekeepers Lodge  
32 Eardiston  
Tenbury Wells  
Worcestershire  
WR15 8JJ

A superb extended semi-detached family home with adjoining building plot with planning permission.

Situated in this popular Teme Valley village.

- Reception Hall, Sitting Room, Breakfast Kitchen, Shower Room, Four Double Bedrooms, En-Suite Shower Room, Family Bathroom. In all about 1427 sqft.
- Gravel Parking, Excellent Rear Decking/Entertaining Area, Raised Lawn

### Situation

Eardiston has an active Village Hall and there is the nearby St Lawrence Primary School at Lindridge. The popular market town of Tenbury Wells is a short driving distance away. It 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.

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

The Teme Valley is a truly beautiful area with stunning undulating countryside providing many rewarding walks and countryside pursuits.

### Description

This is a first-class traditional family home with extended accommodation.

It is approached by a reception hall with quarry tiled floor, timber entrance door and exposed brickwork. This leads directly into a spacious inner hallway with staircase to first floor.

Lying off the hallway is a shower room with white suite including a shower cubicle with Triton shower unit.

The attractive sitting room has twin partially glazed doors and wood burning stove in brick surround with adjoining timber shelving and TV and hi-fi plinths.

The nicely appointed L shaped breakfast kitchen has a range of painted wall and floor mounted cabinets, a Kenwood Range cooker in timber surround, timber working surfaces, shelving, quarry tiled floor, Belfast sink unit and twin double-glazed doors to the exterior.

There is a useful double ground floor bedroom with twin double-glazed doors to the exterior and timber laminate floor.

The first floor provides a central landing with oak floor. There are three excellent double bedrooms, the striking master bedroom has a vaulted timber ceiling and twin double-glazed doors to the rear deck. There is an en-suite shower room. Several of the bedrooms have period fireplaces.

A separate well-appointed family bathroom with shaped panelled bath with shower over and twin wash hand basin.

### Outside

Gravel parking to the front.

Rear small paved courtyard with storage area.

Superb expansive rear timber deck providing a fabulous entertaining area. It includes an outside sink and cupboard. Beyond this is a raised lawn with sleepers and shrubs and a further sloping lawned garden with various mixed hedging.

There is land adjoining the property with full planning permission for a residential dwelling.

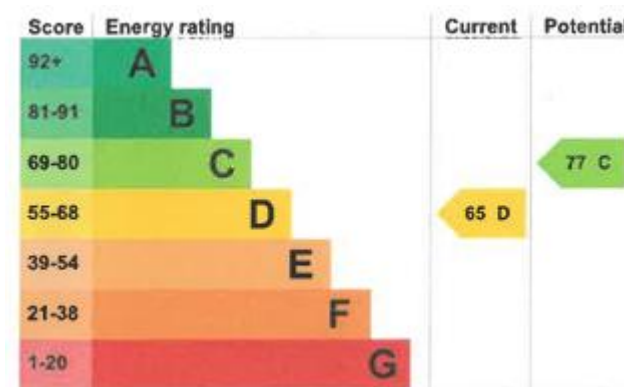
### Planning

Full planning permission, M/23/01709/ FUL has been granted for a residential dwelling. Documents can be accessed on the planning portal of Malvern Hills District Council. Lime Green Associates have confirmed the following internal areas:

Ground floor 74 sqm

First Floor 63.6 sqm which includes the shaded areas on the plan or 55.6sqm not including the shaded areas which equates to space below 1.5m in head room.

Planning Agent Dyanne Humphreys Planning 24 St Johns Hill Shrewsbury SY1 1JJ



**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.

## GENERAL INFORMATION

### Energy Performance

Current Rating: 65D Potential Rating: 77C  
Carried out: 11<sup>th</sup> November 2025

### Services

Mains electricity, water and drainage. Oil fired central heating (boiler installed approximately 18 months ago).

### 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 ///toggle.agreeable.flies



## Eardiston, Tenbury Wells, WR15

Approximate Area = 1427 sq ft / 132.5 sq m

For identification only - Not to scale

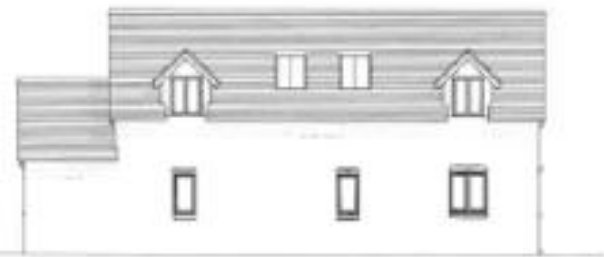




SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



Proposed Residential Dwelling



# G HERBERT BANKS

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