



9 Woodston Oast House, Woodston, Tenbury Wells

G HERBERT
BANKS

EST. 1898

9 Woodston Oast House
Woodston
Tenbury Wells
WR15 8JG

A very impressive Hop Kiln conversion with first class accommodation.

Forming part of this desirable Teme Valley development.

- Reception hall, fabulous large dining/living kitchen, laundry, rear hallway, cloakroom.
- First floor sitting room. Three bedrooms, well-appointed bathroom.
- Garage, courtyard gardens.

Situation

9 Woodston Oast House is situated in the beautiful Teme Valley. It is a wonderful unspoilt location with glorious undulating countryside. The area provides a range of surrounding public footpaths and bridleways.

The house is very well placed for access to the nearby market town of Tenbury Wells together with the villages of Lindridge, Eardiston, Great Witley and Abberley. The nearby village of Lindridge has a junior school, with senior schools in Tenbury Wells and Cleobury Mortimer. The highly rated Bayton junior school is also nearby.

More comprehensive amenities are available within the Cathedral City of Worcester together with Leominster and the historic town of Ludlow. There is also good access to the Wyre Forest towns of Kidderminster, Stourport and Bewdley.

Description

This fabulous four storey Oast House forms part of a small bespoke development which was converted in around 2000. The development consists of ten distinctive country homes.

The accommodation is in excellent order throughout and provides many outstanding features.

It is approached by an entrance hall with large wardrobe cupboard. The hall leads through to a wonderful large dining/living kitchen with extensive range of cabinets and integrated appliances including and AEG double oven, Lamona induction hob with extractor. Further AEG appliances include a dishwasher, fridge and separate freezer.

There is a rear hallway off together with a cloakroom.

The first floor provides the striking master bedroom, a beautiful light room with dual aspect windows and views over the valley. A large Jack and Jill family bathroom is also en-suite to this bedroom. It includes a corner shower and freestanding bath.

The accommodation continues onto two floors above. The second floor provides a study area with vaulted ceiling. A remarkably attractive feature is the substantial sitting room with French doors with Juliette balcony. There is a single bedroom served off the landing/study area.

A spiral staircase off the sitting room gives rise to a double bedroom on the third floor which the present vendors use as a guest room.

Outside

Front courtyard garden with bespoke wooden gated staircase and storage.

Garage.

Gravel parking including an electric supply.

Separate guest parking.

GENERAL INFORMATION

Energy Performance

Current Rating: 55D
Potential Rating: 78C
Carried out: 19th February 2025

Services

Mains electricity, water. LPG central heating. Private communal drainage.

Management Fee

We are advised there is a current service charge of £960 per annum and a management fee of £180 per annum.

Local Authority

Malvern 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

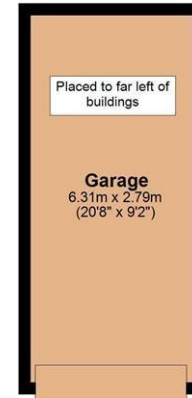
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

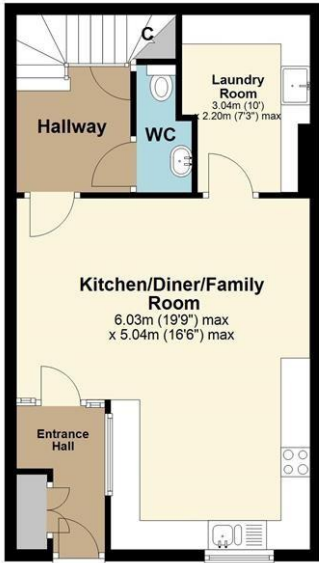
In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Total of bed 3 and Garage
Approx. 37.6 sq. metres (405.0 sq. feet)



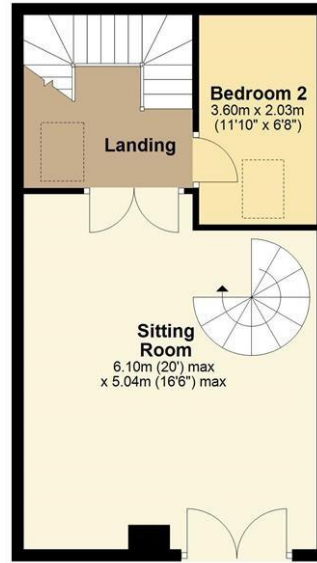
Ground Floor
Approx. 46.2 sq. metres (497.2 sq. feet)



First Floor
Approx. 46.2 sq. metres (497.6 sq. feet)



Second Floor
Approx. 46.5 sq. metres (500.7 sq. feet)



Total area: approx. 176.6 sq. metres (1900.5 sq. feet)

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Great Witley, Worcestershire WR6 6JB



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