



5 Woodston Oast House

Woodston, WR15 8JG

Andrew Grant

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3 Bedrooms 2 Bathrooms 2 Reception Rooms

A striking hop kiln conversion offering generous accommodation across three floors, with a private garden, rural views, ample parking and a garage in a countryside setting.

- A spacious three bedroom hop kiln conversion arranged over three floors with well-proportioned living space.
- Characterful features including vaulted ceilings, exposed timbers and a mezzanine ensuite within the original kiln structure.
- South west facing private garden with lawn, established planting, terrace and wide ranging countryside views.
- Ample parking together with a single garage in a nearby block.
- Peaceful rural hamlet close to Tenbury Wells with good schools, amenities and strong road and rail connections.

5 Woodston Oast House is a hop kiln conversion arranged over three floors. The current owners have lived here since March 2006 and were the first owners following conversion. The ground floor includes an entrance hall, kitchen and family room and cloakroom. The first floor offers a large dual aspect living room and a double bedroom. The second floor features the primary bedroom with vaulted ceiling, exposed timbers and mezzanine ensuite, together with a further bedroom and shower room. Outside, the private southwest facing garden has a terrace, level lawn and established borders with far reaching rural views. The property also benefits from ample driveway parking and a single garage, set in a peaceful hamlet near Tenbury Wells, with fishing pools nearby and the River Teme nearby. Eight aluminium windows and two aluminium doors were installed in February 2016. Following a fire in Number 6 in December 2013, 5 Woodston Oast House sustained minor fire damage plus smoke and some water ingress; the second floor bathroom, office/bedroom and boiler room were rebuilt, with new carpets and redecoration carried out throughout.

2248 sq ft (209.11 sq m) including the garage





The kitchen and dining room

The kitchen and dining room form a generous open plan space designed to suit both everyday living and relaxed entertaining. Contemporary cabinetry provides extensive storage and clean lines while integrated CDA appliances and a broad expanse of worktop create an efficient setting for cooking. A bespoke made to measure kitchen was fitted in 2018 and the whole kitchen and dining area was relaid with Amtico flooring. A wide window draws in natural light and frames a pleasant outlook across the garden and surrounding greenery.



French doors open directly onto the outdoor area which encourages an easy flow for indoor and outdoor gatherings. The dining area offers ample room for a large table and creates a welcoming focal point for family meals. The overall layout is thoughtfully arranged to balance practicality with an inviting atmosphere that enhances the home's sociable character.



The entrance hall and cloakroom

The entrance hall creates an inviting introduction to the property with a generous layout that allows for an easy arrival and a clear view through to the main living spaces. Natural light filters through the glazed front door and side panels which enhances the sense of openness and highlights the well planned flow of the ground floor.





The broad staircase rises to the upper levels and provides a striking feature that draws the eye upwards toward the galleried landing. There is useful room for storage and everyday practicalities which supports an organised household. This welcoming space sets the tone for the rest of the home and reinforces the quality and comfort found throughout. The cloakroom is conveniently positioned just off the entrance hall and provides a practical addition to the ground floor. It features a pedestal basin and WC with tiled detailing that brings a neat and orderly finish to the space.





The first-floor landing

The first floor landing provides a comfortable and well connected space that links the principal living areas with the bedroom on this level. Its generous layout allows light to move through the staircase and into the adjoining rooms which adds to the sense of openness. The arrangement of the stairs creates an attractive focal point and reinforces the thoughtful design of the home.





The living room

Positioned on the first floor, the living room is a remarkably spacious and welcoming setting that offers an ideal environment for relaxation and sociable gatherings. Windows on two sides draw in natural light and provide an attractive outlook across the grounds and surrounding countryside. The generous proportions allow for flexible furniture arrangements which makes the room well suited to both everyday use and larger occasions.





The second-floor landing

The second floor landing introduces a striking sense of height with its vaulted ceiling and exposed timber beams that highlight the character of the original hop kiln. Natural light enters through the skylight which enhances the airy feel and draws attention to the architectural detail overhead. The layout provides clear access to the bedrooms and shower room while maintaining a generous circulation space that adds to the impression of openness.





The primary bedroom

The primary bedroom is an impressive and beautifully proportioned space that highlights the character of the original hop kiln. A vaulted ceiling with exposed timbers creates a striking sense of height and draws attention to the architecture above. Dual windows bring in soft natural light and frame pleasant views across the surrounding setting.



The room offers generous floor area that lends itself to a calm and comfortable environment well suited to rest and quiet retreat. A spiral staircase leads to the mezzanine ensuite which adds an attractive feature and enhances the individuality of this remarkable room.





The primary en suite

The primary ensuite occupies the mezzanine level above the bedroom and offers a distinctive space that complements the character of the hop kiln conversion. Twin skylights fill the room with natural light and highlight the exposed beams that outline the original structure.



The suite includes a freestanding bath set against tiled surrounds, a contemporary basin with useful storage, a WC and a heated towel rail which together provide a well appointed and comfortable arrangement. The generous layout allows for ease of movement and creates a calm setting for daily routines. This bathroom was rebuilt following the 2013 fire related reinstatement works. Accessed via the spiral staircase, this unique room enhances the individuality and appeal of the principal suite.





The second bedroom

The second bedroom offers a comfortable and well proportioned space that suits a variety of uses. A window draws in natural light and provides a pleasant view across the development while maintaining a sense of privacy. The room presents ample space for everyday living and lends itself to a calm and restful atmosphere. Its position on the first floor gives convenient access to the living room and the rest of the accommodation which supports an easy and practical layout.





The third bedroom

The third bedroom provides a versatile and well arranged space that works well as a guest room or study. This room, previously used as an office/bedroom, was rebuilt as part of the post fire reinstatement works in 2013. A window brings in natural light and offers a pleasant view across the surroundings which adds to the room's comfortable feel. The layout includes practical built in storage that helps keep the area organised and supports everyday use. Its position on the second floor gives convenient access to the shower room and the rest of the upper accommodation.





The shower room

The shower room on the second floor provides a smart and practical addition to the accommodation. It features a generous shower enclosure, a pedestal basin and a WC arranged to make efficient use of the space. Tiled finishes create a neat and durable setting suited to everyday routines while the layout offers easy access for the adjoining bedrooms. This well appointed room supports the functionality of the upper floor and contributes to the home's comfortable and convenient design.



The garden

The garden offers an attractive and generous outdoor space that takes full advantage of the property's south west facing position. A broad paved terrace sits directly outside the kitchen and provides an ideal setting for outdoor dining while enjoying the open outlook across the surrounding countryside.



The lawn is level and well kept with shaped borders that include a selection of established shrubs and planting which create a sense of privacy and year round interest. Several seating areas are positioned to make the most of the views and the peaceful rural setting. This appealing garden complements the character of the home and provides a wonderful extension of the living space.





The driveway and parking

The property is approached via a well maintained gravel driveway that creates an attractive entrance to Woodston Oast House. There is ample parking directly in front of the home which provides convenient access for residents and visitors. The arrangement offers plenty of space for multiple vehicles while remaining easy to navigate.





A row of traditional brick-built garages sits close by and includes the single garage allocated to this property which adds secure additional storage or parking if required. The setting is quiet and neatly arranged which enhances the sense of order and complements the rural surroundings.



Location

Woodston is a peaceful rural hamlet on the outskirts of Tenbury Wells, offering an appealing balance of countryside living and convenient access to everyday amenities. The surrounding landscape is made up of rolling farmland and wide open views which contribute to the area's calm and scenic character. Tenbury Wells is only a short drive away and provides a traditional high street, shops, cafés, a supermarket and leisure facilities.

The area is served by a good selection of schools, including Tenbury High Ormiston Academy and nearby primary schools in Tenbury Wells and Burford. The highly rated Lindridge St Lawrence CE Primary School is a short distance away and offers a well regarded option for younger children. Independent schools can be found in Ludlow, Worcester and Hereford which are all within reasonable reach.

Transport links are straightforward, with road connections towards Ludlow, Leominster, Worcester and the Midlands. The A456 and A49 offer practical routes for regional travel, while mainline rail services can be accessed from Ludlow, Leominster and Worcester for links to Birmingham, London and the wider rail network. This attractive location supports a relaxed pace of life while keeping essential services and connections within easy reach.

Services

The property benefits from liquid propane gas, mains electricity, mains water and mains sewage. The water supply has a smart meter situated near Number 1's garden and the electricity supply also has a smart meter fitted. LPG gas is supplied to each house separately, with four tanks serving the development; the supply is controlled by Callow, who own, maintain and refill the tanks as required, with each property metered and invoiced individually and all ten properties benefiting from a small price reduction. The sewage system operates via an air processing plant serving Woodston Oast House and producing treated water suitable for discharge into the River Teme. Maintenance and servicing of the plant are included in the Woodston Oast House Ltd budget, and the Environment Agency checks the purity of the outgoing water on a regular basis.

Council Tax

The Council Tax for this property is Band E





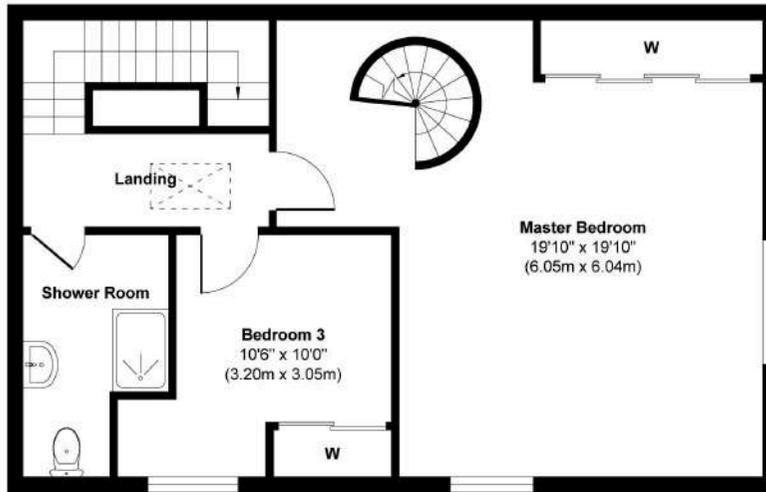
Agent Note

The four traditional oast cowl are subject to annual maintenance including regreasing of mechanisms and inspection, managed by MW Properties and funded through the Woodston Oast House Ltd budget. Major repairs are the responsibility of individual cowl owners. Number 5's cowl was fully renovated in late 2023 with minor timber work and full repainting using primer, undercoats and weatherproof top coats. The first major overhaul of the cowl took place in 2007, funded by all ten properties.

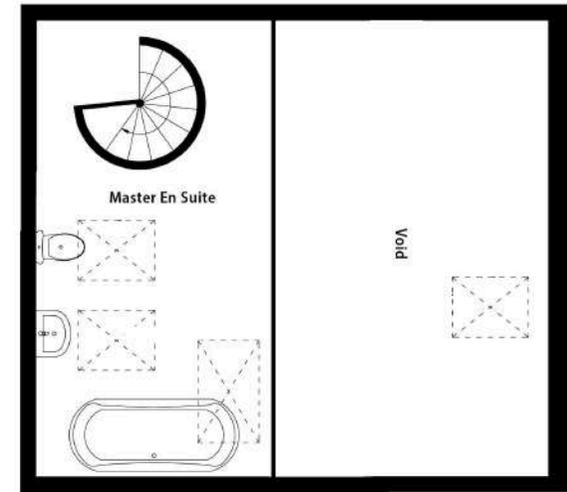
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		



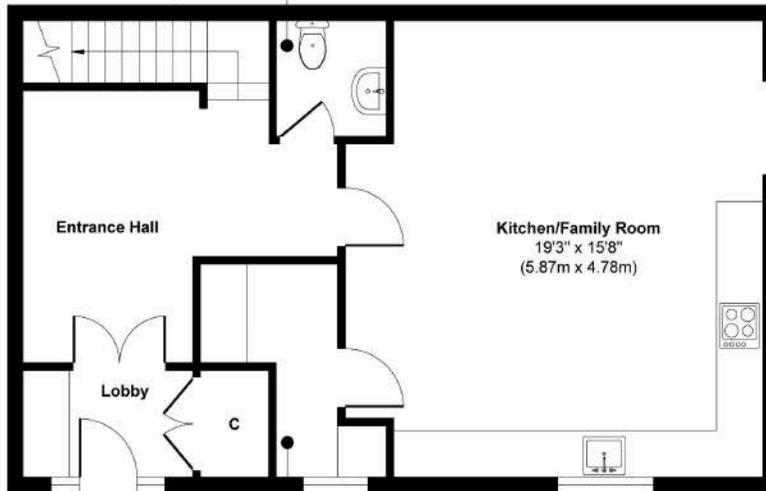
Second Floor
Approximate Floor Area
605 sq. ft
(56.27 sq. m)



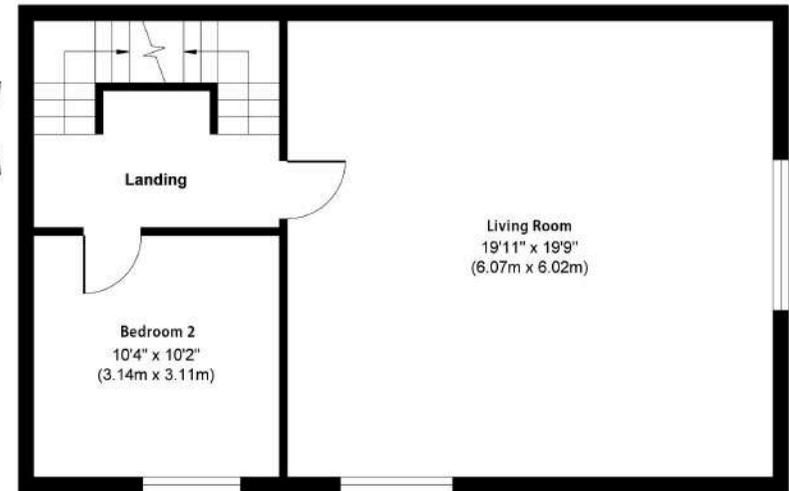
Third Floor
Approximate Floor Area
244 sq. ft
(22.70 sq. m)



Garage
Approximate Floor Area
189 sq. ft
(17.60 sq. m)



Ground Floor
Approximate Floor Area
605 sq. ft
(56.27 sq. m)



First Floor
Approximate Floor Area
605 sq. ft
(56.27 sq. m)

Approx. Gross Internal Floor Area 2248 sq. ft / 209.11 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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