



## 26 Market Street

Tenbury Wells, WR15 8BQ

Andrew Grant

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**3 Bedrooms   2 Bathrooms   1 Reception Room**

Grade II listed home with integral shop, charming period features and allocated parking in central Tenbury Wells.

- A Grade II listed terraced home with character-filled accommodation arranged across three floors and an integral shop
- Exposed beams, original fireplaces and wide oak flooring create a warm period feel with modern comforts
- Small courtyard at the rear provides space for pots and access to a private entrance
- Rare allocated parking space within a private courtyard accessed from Market Square
- Central Tenbury Wells location surrounded by shops, cafés and transport links within a conservation area

A rare opportunity to acquire a Grade II listed terraced home with an integral shop in the heart of Tenbury Wells. Arranged over three floors, this elegant home provides generous and flexible accommodation with three bedrooms, a striking open plan living/dining room and character features such as exposed beams, original fireplaces and wide oak floors. The adjoining shop generates income or offers scope for a live/work lifestyle. A rear courtyard with allocated parking, sash windows throughout and a central location within the conservation area complete this unique offering.

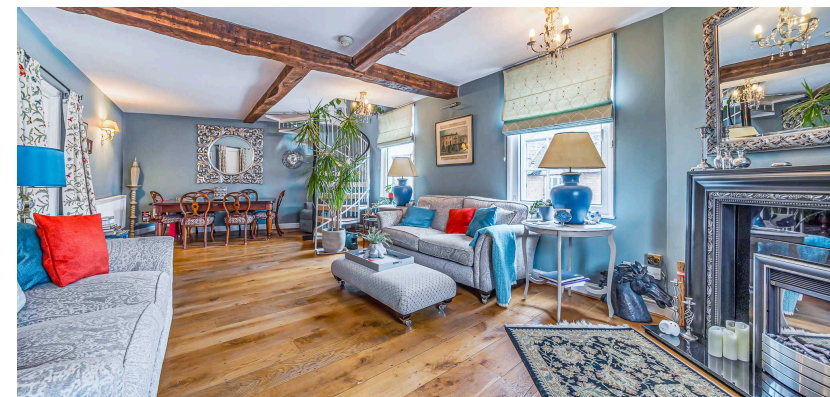
2442 sq ft (226.9 sqm)





## The living and dining room

An expansive reception area designed for both relaxing and entertaining, combining living and dining spaces in one. Character is provided by wide oak floorboards, exposed ceiling timbers and a cast iron fireplace. Twin sash windows overlook Market Street while a spiral staircase rises to the second floor and a door leads into the kitchen.







## The kitchen

A practical kitchen fitted with a range of base and wall cabinets and integrated oven and gas hob. A large sash window draws in the morning light and there is a tiled splashback for easy upkeep. There is space for a small breakfast table and a door to the adjacent utility room.



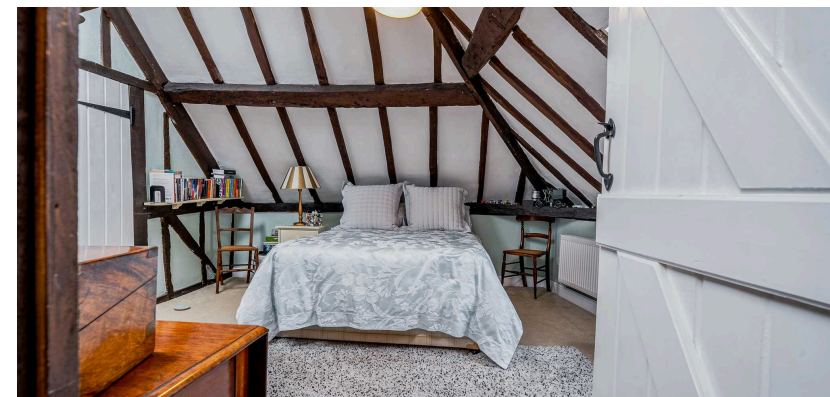
## The principal bedroom

The principal bedroom sits beneath the eaves and provides a generous double room on the top floor. A combination of Velux and sash windows and exposed beams characterise the space. A low ledge along one wall offers display space and the vaulted ceiling enhances the sense of volume.



## The second bedroom

The second bedroom features an impressive vaulted ceiling framed by original timber trusses and two Velux windows frame the roofscape. This atmospheric room is ideal for guests or older children seeking privacy.





## The dressing room

Accessed from the second bedroom, this room is designated as a dressing room but is currently utilised as an extra bedroom. Two Velux windows and exposed beams, along with built-in cupboards, provide character and storage. The configuration lends itself equally well to use as a dressing room, nursery or study.



## The third bedroom

Currently set up as a comfortable single bedroom or study on the first floor, this room makes a versatile addition to the home. A fitted bookcase stretches along one wall and there is a generous window allowing views over the street. Its position near the bathroom makes it ideal for guests or working from home.



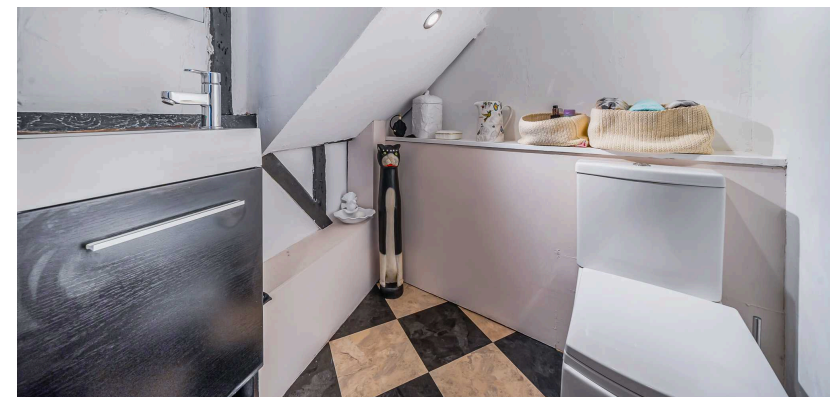
## The bathroom

Serving the first floor bedrooms is a well appointed family bathroom. It features a corner bath with period style brass taps, a pedestal basin and a matching WC. Fully tiled walls with a decorative border and a round porthole window create a light and fresh space.



## The landing and cloakroom

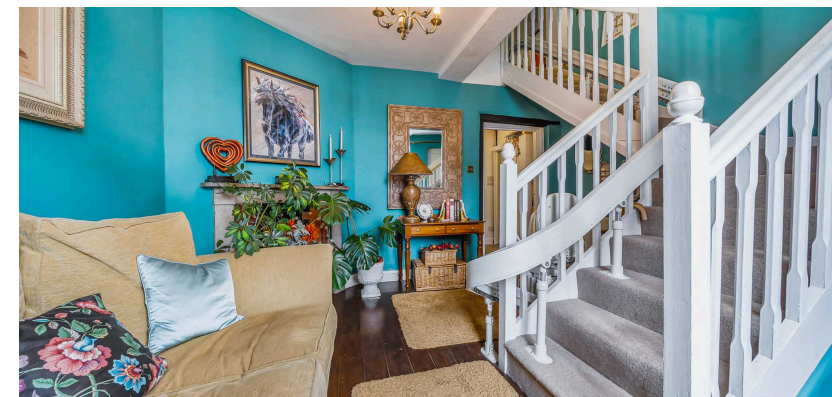
The second floor landing is more than a corridor, forming a sitting area beneath exposed rafters. A white painted balustrade overlooks the stairwell and a door opens to the cloakroom. The cloakroom itself includes a modern WC and compact basin set beneath the eaves, ideal for night-time convenience.





## The entrance hall

Stepping into the home from Market Street, a welcoming reception hall introduces the residential accommodation. The space retains a period fireplace with timber surround, polished floorboards and a painted staircase rising to the first floor. There is access to a ground floor shower room, storage cupboards and the integral shop beyond.





## The shop

Fronting Market Street is the commercial shop unit included with the property. Three deep display windows and a central glazed door create an inviting retail frontage while the interior offers wood flooring and high ceilings. It is currently tenanted on a lease, providing scope for continued income or a live/work arrangement. It is currently tenanted on a lease (3-year term from December 2025), providing scope for continued income or a live/work arrangement.



## The ground floor bathroom

Convenient for the shop and entrance hall, the ground floor shower room serves visitors and daily life. It includes a tiled walk-in shower with glass enclosure, a countertop basin with wall mounted tap, aWC and a heated towel rail. Stone tiling and an illuminated mirror complete the space.

## Location

Tenbury Wells is a charming market town nestled within the Teme Valley and noted for its independent shops, café culture and weekly market. The home sits within the conservation area close to the High Street, supermarkets, restaurants and everyday amenities, making daily life very convenient. There are scenic walks along the River Teme and open countryside moments away, while nearby Ludlow, Kidderminster and Worcester are easily accessible by road. The town provides both primary and secondary schooling with further educational and leisure facilities in the wider Worcestershire and Herefordshire region. Public transport links include regular bus services to surrounding towns.

## Services

The property benefits from mains gas, electricity, water and drainage.

**Broadband Speed:** Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

**Mobile Coverage:** Likely available from EE, Three, O2 and Vodafone (source: Ofcom checker).

**Flood Risk (Long-term forecast):** According to the Environment Agency's long-term flood risk data, the property is currently at medium risk of river flooding (rising to high risk between 2036–2069) and very low risk of surface water flooding (rising to low risk between 2040–2060).

## Council Tax

The Council Tax for this property is Band A.

## Agent Note

The commercial shop is currently let on a 3-year lease from December 2025.



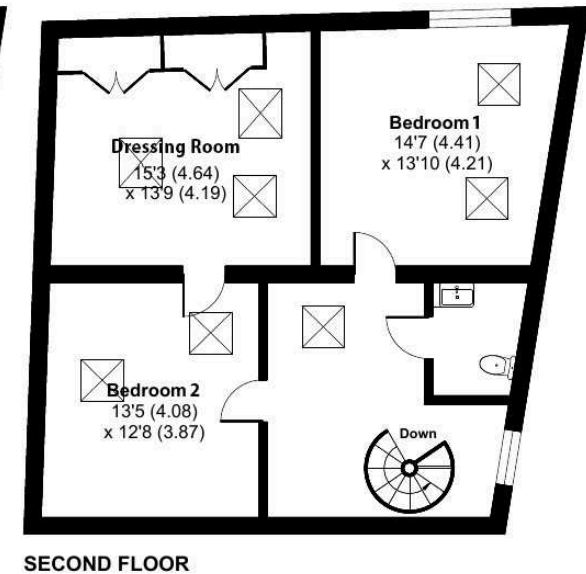
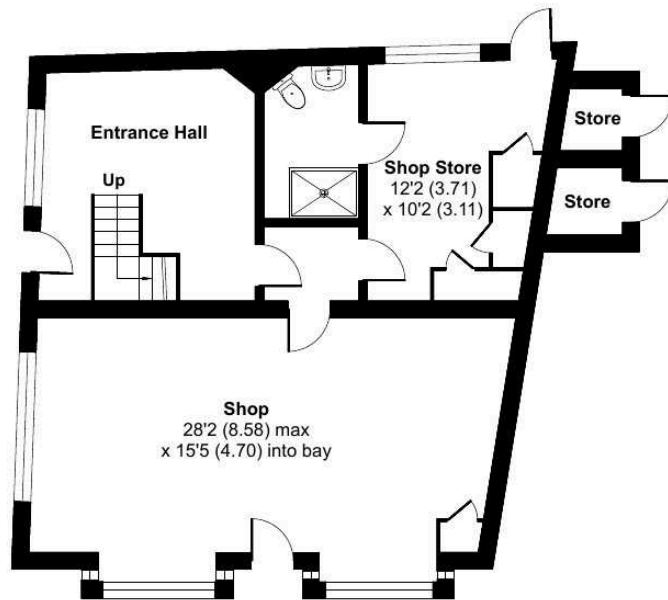
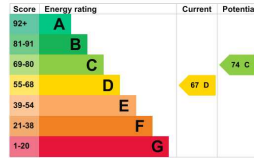
# Market Street, Tenbury Wells, WR15

Approximate Area = 2414 sq ft / 224.3 sq m

Outbuilding = 28 sq ft / 2.6 sq m

Total = 2442 sq ft / 226.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Andrew Grant. REF: 1437992



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