

Flat 3 Eardiston House, Eardiston, Tenbury Wells

G HERBERT BANKS

EST. 1898

Flat 3 Eardiston House
Eardiston
Tenbury Wells
WR15 8JH

A wonderful ground floor Listed apartment in the beautiful Teme Valley.

Generous accommodation of about 1850 sq ft with many period features.

Stunning rear views over the valley.

- Communal hallway, reception hall, striking drawing room/dining room with Butlers pantry, cloakroom. Bespoke pine kitchen/breakfast room, two substantial double bedrooms, superbly appointed bathroom.
- Generous period cellar.
- Two car parking spaces. Delightful south facing private garden.

Situation

This very appealing apartment forms part of the Grade II Listed Eardiston House, a significant 19th Century country house. It is described by Alan Brooks and Nikolaus Pevsner in their Buildings of England Worcestershire book as a large, rambling stuccoed house, probably mostly C1825 to 1830.

This is an incredibly attractive part of the country and the village of Eardiston has an active village hall. Nearby is the St Lawrence Primary School. Tenbury Wells is a much favoured market town which is a short driving distance away. The town provides an extensive range of amenities including both junior and senior schools, a Tescos supermarket and a number of independent shops, bars and restaurants, a leisure centre with a swimming pool, doctors, dentists and veterinary surgeries and the striking Art Deco Regal Theatre. There is also a primary school at Lindridge.

The village is accessible to Worcester with good main road access. Worcester has the benefit of two rail stations together with the Worcester Parkway to the south of the city. Ludlow, Leominster and Kidderminster also have good rail connections.

M5 motorway access can be gained via junction 5 at Wychbold and 6 and 7 to the north and south of Worcester.

Description

This incredibly appealing apartment importantly retains a number of original features. These include full length sash windows with shutters, decorative plaster work and original doors. The apartment has been refurbished by the present Vendor over the period of the last six years to include a bespoke Pineland fitted kitchen, fabulous family bathroom and a replacement central heating boiler.

There is a communal hall leading into the private reception hall for the apartment. This has a quarry tiled floor and larder cupboard with plumbing for washing machine and fitted shelving.

The remarkable formal drawing/dining room with timber floor has a woodburning stove and painted surround, decorative plasterwork and columns, and fitted book shelving. An integral Butlers pantry provides a much used study space. In addition, there is a cloakroom with Worcester combination boiler.

The kitchen/breakfast room is fitted with Parquet wood style flooring, a range of fitted Pineland (a local Cleobury Mortimer firm) painted units with marble working surfaces incorporating a Belfast sink unit, plumbing for a slimline dishwasher and space for a cooker and fridge freezer. Access directly into the garden.

The two bedrooms are approached by an inner hall. Both are very generous with the master bedroom having a fitted wardrobe. The bathroom has been superbly fitted and includes a freestanding slipper bath on a raised plinth, separate shower cubicle, basin, WC and heated towel rail.

Outside

Large and very useful cellar, 24'1" x 18' accessed externally. Communal cellar area. Two carparking spaces located to the front of the property.

A front strip of lawn with rose and hydrangea borders.

Complimenting this lovely home is the south facing private garden area providing seating areas, stone balustrading, a further entertaining area with barbeque and well established borders. Towards the bottom of the garden is a gravelled seating area with gorgeous views, stone wall rockeries and further seating areas and a fruit garden.

In addition, there are large communal gardens laid principally to lawn with laundry drying lines and a vegetable plot.

GENERAL INFORMATION

Energy Performance

Current Rating: 38F Potential Rating: 66D
Carried out: 5th November 2026

Services

Mains electricity and water. LPG central heating. Shared private drainage.

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

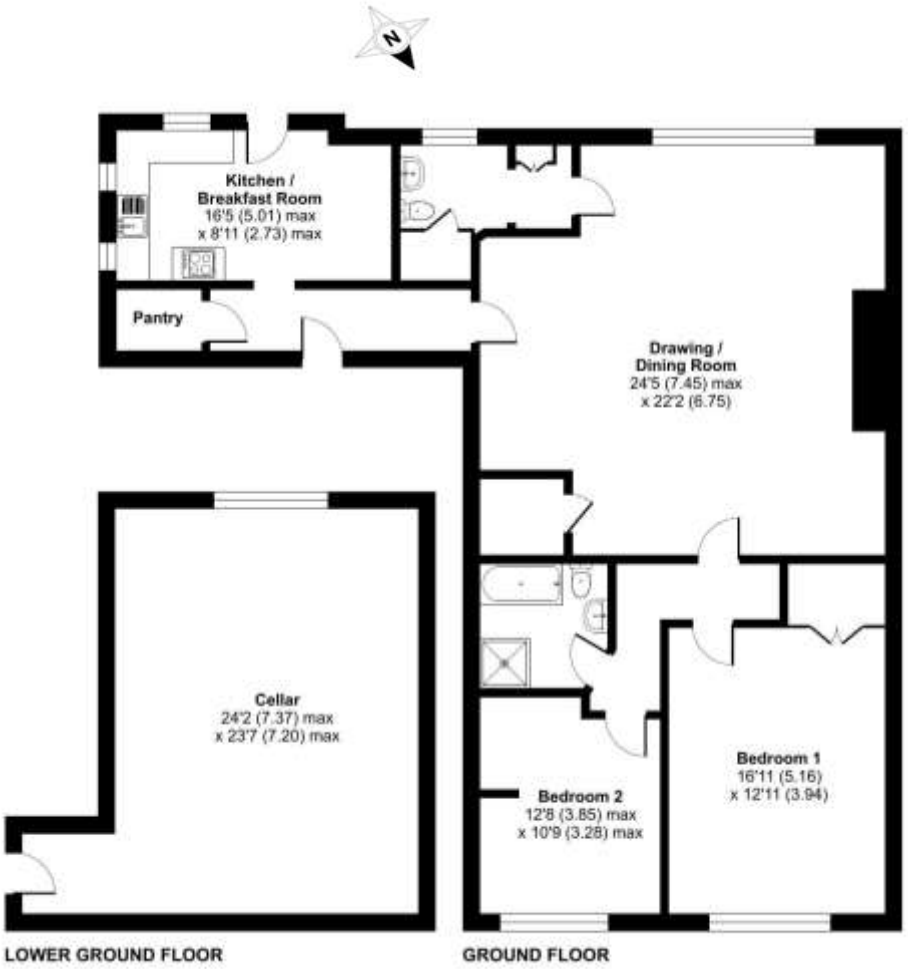
Directions

What3words ///snap.entrusted.mole

Eardiston House, Eardiston, Tenbury Wells, WR15

Approximate Area = 1850 sq ft / 171.9 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). ©nichecom 2026. Produced for G Herbert Banks LLP. REF: 1139719













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