

Andrew Grant
PRESTIGE & COUNTRY

Boat House Farm

Tenbury Wells, WR15 8NN











Boat House Farm

Eastham, Tenbury Wells, WR15 8NN

4 Bedrooms **2** Bathrooms **3** Reception Rooms **8.4** Acres

"Idyllic country home set in over eight acres with gardens, lake, river frontage with fishing rights and outbuildings for work or leisure..."

Scott Richardson Brown CEO

- Substantial rural home with gardens, pond, outbuildings and over 8 acres including river frontage
- Bespoke kitchen with AGA, brick inglenook and walk-in pantry
- Dining room with brick fireplace, wood-burning stove and beams
- Recently added garden room with vaulted ceiling, full-height windows and decked balcony
- Almost two acres of landscaped gardens with a pond, stream, bridges, play area and newly installed £30,000 porcelain terrace.
- Gated driveway with turning circle, ample parking and former garage now games room
- Rural Eastham location near Tenbury Wells with countryside walks, local amenities and road links

2901 sq ft (269.5 sq m)







The kitchen

The kitchen forms the heart of the home, designed for family cooking and relaxed meals. A brick inglenook houses an AGA and is complemented by bespoke cabinetry and terracotta tiled flooring. A window looks over the garden and there is plenty of storage and room for appliances, while a door leads to a walk-in pantry and boot room, which leads to the utility.

The dining room

Centrally positioned, the dining room welcomes guests on arrival and serves as the social hub of the home. The brick fireplace and multi-fuel Clearview stove sit beneath sanded beams, while terracotta tiles add warmth. French doors open to the terrace and gardens, stairs rise to the first floor, an adjacent cloakroom offers convenience and doors lead through to the kitchen and living room for effortless entertaining.



The living room

The living room provides a comfortable retreat for family gatherings and quiet evenings. Original timber floorboards and a multi fuel Clearview stove set into a tiled hearth create a cosy ambience, complemented by traditional wall lights. Sash windows overlook the gardens and a doorway flows into the garden room, connecting the living space with the outdoors.



The garden room

The garden room offers a stunning space for relaxed entertaining and appreciating the views. A vaulted ceiling with glazed gable and full-height windows frame the surrounding gardens, while French doors open onto a raised deck. Warm wooden flooring and a chandelier bring elegance, and the deck provides an inviting setting for al fresco dining overlooking the lawns and stream.





The office

A dedicated home office provides a quiet space for work or study. Built-in bookshelves with display alcoves and base cupboards add character and useful storage. A casement window looks over the grounds and there is ample room for a desk and seating, making it ideal for home working.







The games rooms

Both a former pool room and garage have been transformed into generous games rooms, offering excellent flexibility with clear potential to create an annex or home office if required. The main space features exposed brick walls, timber panelling to the ceiling, wooden flooring and sliding doors opening onto the garden. A separate snooker room includes pendant lighting, a door to the outside, and the added benefit of a cloakroom. Together, the spaces provide versatile areas suited to games, hobbies or alternative uses.







The boot room and utility

The boot room provides an additional entrance and working space for the home, from here there is also access to the garden. Flagstone flooring creates a durable and characterful setting. The adjoining utility area includes fitted cabinetry, plentiful work surfaces, stainless steel sink and appliance space, offering an organised and functional area for laundry and storage.

The principal bedroom

The principal bedroom is a generous double room designed for restful nights. A sloping ceiling and statement chandelier create a sense of occasion, while two large windows, including a broad picture window, capture views over the gardens and countryside. There is ample floor space for wardrobes and seating, and an adjacent shower room serves this room and the fourth bedroom.



The second bedroom

The second bedroom offers another sizeable double for family or guests. Character features include a vaulted ceiling, exposed timbers and brickwork and a decorative chandelier. A front-facing window draws in the outlook and there is plenty of floor space for storage, with the family bathroom close by.



The third bedroom

The third bedroom is another well-proportioned double room. A vaulted ceiling rises overhead and a window looks across the gardens. A delicate pendant light completes the room and there is space for wardrobes and bedside tables, providing comfortable accommodation for family members or guests.





The fourth bedroom

The fourth bedroom provides a peaceful double room for family or overnight guests. A pitched ceiling adds character and a multi-pane window overlooks the gardens. Fitted wardrobes maximise storage and a decorative chandelier hangs overhead, while the room enjoys convenient access to the adjacent shower room.







The bathroom and shower room

The family bathroom and separate shower room serve the first floor bedrooms. The main bathroom features a freestanding roll-top bath against panelled walls, a vaulted ceiling with exposed beam and a glazed shower enclosure. A frosted window and heated towel rail complete the space. The shower room has matching panelling and a modern suite including a corner shower, wash basin and WC, ensuring convenience for family life.







The gardens

Around two acres of landscaped gardens surround the home. Lawns sweep down to a large pond, jetty and boat, shaded by mature trees including a weeping willow. A newly installed porcelain terrace, representing an investment of approximately £30,000, provides an elegant setting for outdoor dining and entertaining, complemented by a decked balcony and ornamental fountain. Footbridges cross a stream to a woodland glade with a children's play area and picnic bench, while shaped topiary, a water pump and colourful borders add interest.















The land

Beyond the gardens lie roughly six acres of pastureland and paddocks, including a stable with tack room, a larger separate shed used as a tack room and a large outbuilding currently used to house tractors and store firewood. The land stretches to a meandering river, with fishing rights and the boundary reaching the river's centre. Fields are divided for grazing and equestrian use.



The driveway and parking

Approached through a gated entrance, the driveway opens into a generous parking area. A turning circle and tarmac surface provide ample space for multiple vehicles and there is further parking beside the outbuildings. The former garage has been adapted as a games room but offers potential for secure parking, and the drive continues to the paddocks and stable.



Location

Eastham is a peaceful rural village on the Worcestershire and Shropshire border, a short drive from the market town of Tenbury Wells for everyday amenities and schooling. The surrounding rolling countryside offers endless opportunities for walking, riding and country pursuits, yet Worcester, Ludlow and the motorway network are within reach for commuting. Nearby villages provide friendly pubs, farm shops and community activities, while larger shopping and cultural attractions can be found in the wider region.

Services

The property benefits from mains electricity and water, an air source heat pump, and a septic tank for drainage.

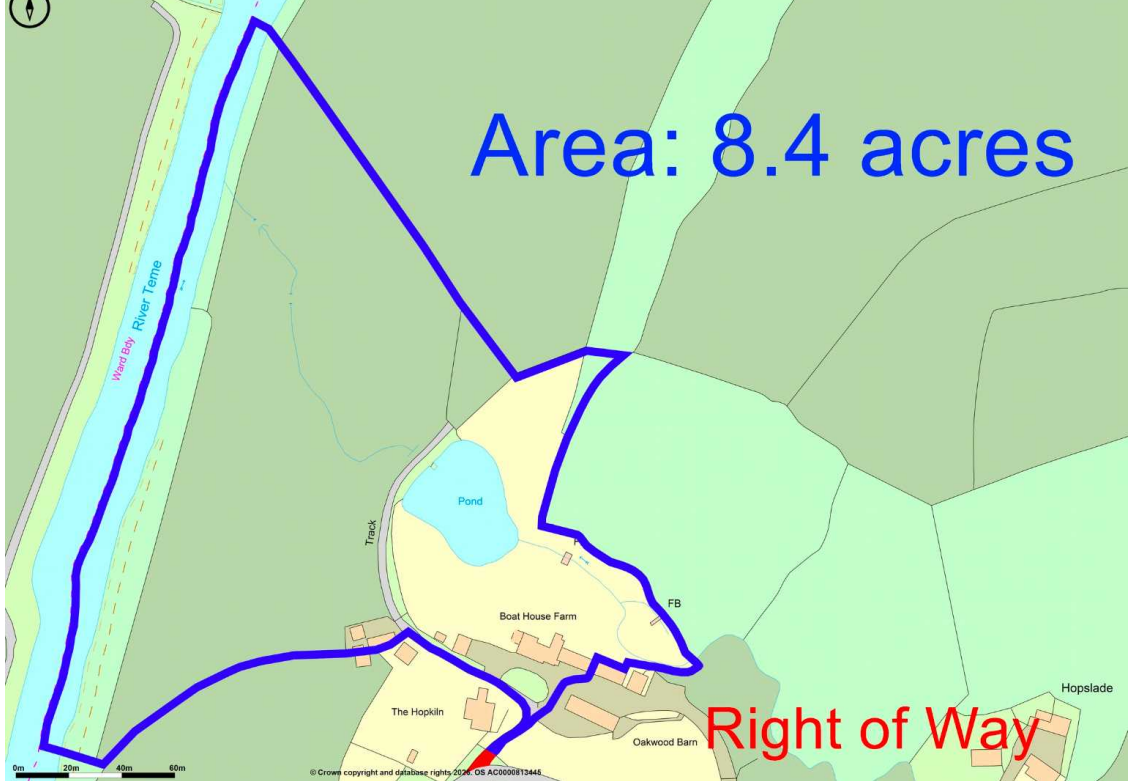
Broadband: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile coverage likely available from EE, Three, Vodafone and O2 (source: Ofcom).
Flood Risk (Long-term forecast)

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

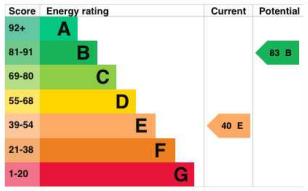
The Council Tax for this property is Band G

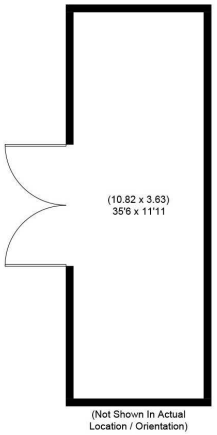


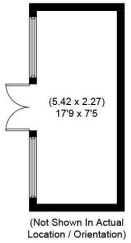


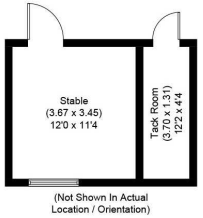
Boat House Farm

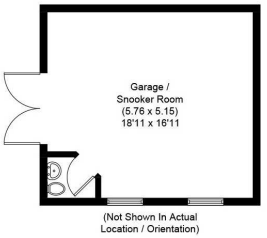
Approximate Gross Internal Area
Lower Ground Floor = 34.3 sq m / 369 sq ft
Ground Floor = 146.4 sq m / 1576 sq ft
First Floor = 88.8 sq m / 956 sq ft
Outbuildings = 160.4 sq m / 1726 sq ft
(Including Garage)
Total = 433.5 sq m / 4627 sq ft

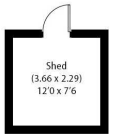


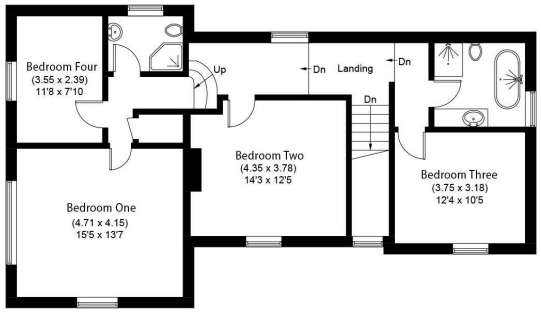












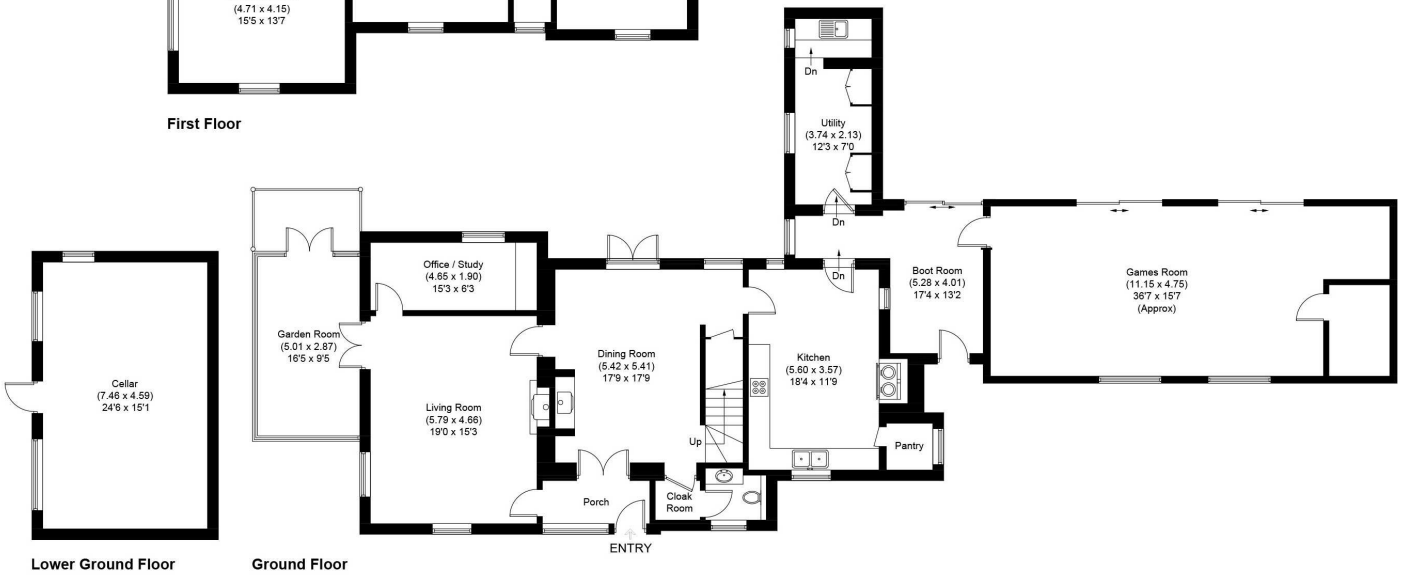


Illustration for identification purposes only, measurements are approximate, not to scale.

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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