



**The Old Oast House, Burford, Tenbury Wells, WR15 8HH**  
**Offers Over £550,000**

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# The Old Oast House, Burford, Tenbury Wells

A rare opportunity to purchase a distinctive country home in a highly sought-after setting, with renovation works now nearing completion.

The Old Oast House is a charming and characterful property, thoughtfully restored to combine its original period features with the comfort and practicality of modern living. Sitting within the pretty village of Burford, just outside the thriving market town of Tenbury Wells, this home offers the best of rural tranquillity with convenient access to local amenities.

## FEATURES

- Beautifully Restored Former Oast House
- Showcasing Unique Architecture and Heritage Charm
- Spacious and Versatile Accommodation Ideal for Family Living and Entertaining
- Retained Character Features Throughout, Blended Seamlessly with High-Quality Modern Fittings
- Generous Gardens with Scope for Landscaping and Outdoor Living
- Private Driveway and Ample Parking with Double Carport
- Peaceful Rural Setting Within Easy Reach of Tenbury Wells, Ludlow, and Worcester
- No Onward Chain
- Viewing Highly Recommended

### Material Information

**Offers Over** £550,000

**Tenure:** Freehold

**Local Authority:** Shropshire

**Council Tax:** New Build

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

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## Introduction

The Old Oast House is a beautifully converted old hop kiln, offering well-proportioned and thoughtfully designed accommodation throughout. Blending character features with stylish modern finishes, the home includes a spacious open-plan living area, a contemporary kitchen / breakfast room dining space, and a separate utility room and cloak room.

Upstairs, there are four generously sized bedrooms, including a stunning principal suite with countryside views and a mezzanine en-suite shower room, while the high-spec family bathroom completes the layout. This unique property is Ideal for modern family living, the accommodation combines comfort, style, and practicality in a charming rural setting.

## Property Description

The accommodation is arranged to maximise light and space, with a welcoming entrance and versatile spaces. A beautifully appointed contemporary kitchen, recently fitted as part of the renovation works, with a stylish range of shaker-style units in a soft grey finish complemented by sleek work surfaces. The kitchen is equipped with integrated appliances including AEG double oven, induction hob, integrated under-counter fridge and dishwasher, along with a classic ceramic farmhouse sink positioned beneath a window overlooking the garden. A built-in wine rack, soft-close cabinetry, and attractive wood-effect flooring complete the look, creating a bright, practical, and elegant heart of the home.

The adjacent utility area is styled in keeping with the kitchen and features built-in fridge/freezer and discreet under-cabinet lighting, providing both practical task illumination and an attractive ambient glow.

A stunning reception room is brimming with character, showcasing exposed timber beams and pillars that highlight the property's heritage. An attractive exposed brick feature wall forms the focal point, where a wood-burning stove is to be installed, creating a cosy and inviting atmosphere. French doors open directly onto the gardens, allowing natural light to flood the room and providing a seamless indoor-outdoor flow. Stairs rise to the first floor, enhancing the sense of space and charm in this beautifully crafted living area.

Arranged around a central open landing, the

bedrooms are spacious, with the principal suite offering scenic views of the surrounding countryside. It also benefits from a convenient mezzanine en-suite shower room, featuring a vanity unit with an inset wash basin, a large corner shower enclosure, and a W.C. The bathrooms are finished to an excellent standard, with modern fixtures throughout. The family bathroom includes a sleek white suite with a bath, shower enclosure, vanity unit with inset wash basin, and W.C.

## Outside & Grounds

This generous outdoor space offers a private, gravelled area, ideal for a range of uses. The landscaping is almost complete, with a freshly laid pathway leading from the property and a large, enclosed garden that provides both space and privacy.

The boundary is secured by a newly installed wooden fence, enhancing the sense of seclusion. To the side, a charming timber-framed double carport offers further storage and parking. The space is versatile, offering plenty of room for future enhancement or leisure activities, all with a beautiful backdrop of mature trees and open sky.

## Location

The Old Oast House is situated in the peaceful village of Burford, just a short distance from the market town of Tenbury Wells. The town offers a range of local amenities, including schools, local independent shops, a supermarket, several public houses, cafes, bistro's and essential services.

The property is ideally located for those who enjoy outdoor pursuits, with numerous walking and cycling routes in the surrounding countryside. The larger towns of Ludlow and Leominster are within easy reach, offering further amenities, as well as excellent transport links, including train services from Leominster and Ludlow.

## Services

We understand LPG gas, mains electricity, mains water and private drainage (shared x5) are all connected to the property. Windows and doors are double glazed.

## Broadband Speeds

Estimated Broadband Speeds - Basic 13 Mbps | Superfast 150 Mbps

## Flood Risk

Rivers and the sea: Very Low.





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### Local Authority

Shropshire Council  
Council Tax: Band TBC

### Tenure

We understand the property is Freehold.

### Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

### Viewing Arrangements

The Old Oast House offers an opportunity to own a characterful home in one of Shropshire's most desirable locations. Brimming with character and timeless charm, its prime location makes it an ideal choice for buyers seeking both heritage and convenience in the heart of the countryside.

Viewings arranged by appointment, please contact Cobb Amos Ludlow on: - Tel: 01584 874 450 Email: ludlow@cobbamos.com



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### DIRECTIONS

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### Ground Floor



### First Floor



*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

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