



The Mount Coach House

Tenbury Wells, WR15 8EP

Andrew Grant

The Mount Coach House

Oldwood Road, Tenbury Wells, WR15 8EP

2 Bedrooms 1 Bathroom 1 Reception Room

A two-bedroom semi-detached home with its own private garden, spacious living areas and practical amenities, set in a pleasant position with far reaching views.

- A well-arranged semi-detached home offering two bedrooms, a shower room, a kitchen, a generous living room and a conservatory opening to the garden.
- A private rear garden with a wide lawn, decked terrace and open views, creating an attractive outdoor space for relaxation and everyday use.
- Access over a privately owned driveway that serves The Mount, the Coach House and the neighbouring bungalow, leading to a generous gravel and paved area providing ample parking.
- Set on Oldwood Road in Tenbury Wells with convenient access to town amenities, schools and surrounding countryside.

The Mount Coach House is a semi-detached home with a private rear garden and well-balanced accommodation, including a fitted kitchen, spacious living room opening to a conservatory with new insulated roof, two bedrooms and a shower room. It has mains gas central heating and metered utilities, with a separate electric supply planned. Outside, there's a lawned garden with a decked terrace and open views, plus generous driveway parking. Situated on Oldwood Road in Tenbury Wells, it offers convenient access to local shops, schools and amenities in a pleasant semi-rural setting. Its peaceful setting makes it an ideal home for those seeking both convenience and tranquillity.

835 sq ft (77.5 sq m)





The kitchen

The kitchen is a well-planned space with practical work surfaces and a good run of storage that supports everyday cooking. Integrated appliances are arranged for efficiency and the window frames an attractive outlook that adds a pleasant sense of openness while working at the sink. Its layout encourages easy movement between tasks, creating a functional setting for preparing meals and managing household needs.





The living room

The living room offers a generous setting for everyday use with ample space to arrange comfortable seating and enjoy the outlook towards the garden through the wide opening into the conservatory. A modern stove forms an attractive focal point and brings a welcoming feel to the room.



The layout encourages relaxed gatherings and provides a natural link to the outdoor area, creating a versatile space suited to both quiet moments and social occasions.





The conservatory

The conservatory provides an inviting extension to the living space with broad glazing that frames views of the garden and offers a pleasant setting for dining or quiet relaxation. Its new insulated roof improves year round comfort and makes the room a practical part of the home throughout the seasons. The French doors give a straightforward connection to the patio and lawn, encouraging easy use of the outdoor areas. Its position at the rear of the property creates a peaceful spot to enjoy the surroundings.



The primary bedroom

The primary bedroom offers a comfortable and well-proportioned setting with space for a full suite of bedroom furniture and a pleasant outlook towards mature greenery at the rear. Its layout supports a calm atmosphere with a simple arrangement that allows for easy positioning of storage. This room provides a restful retreat within the home and serves as a practical base for everyday living.





The second bedroom

The second bedroom offers a flexible space that can serve well as a guest room or a home office, with a straightforward layout that allows for easy placement of furniture. The window gives a pleasant view towards established greenery and helps create a comfortable atmosphere for work or rest. Its practical proportions make it a useful addition to the home, supporting a range of everyday needs.





The shower room

The shower room is arranged for convenience with a modern suite that includes a generous walk-in shower and practical storage beneath the basin. The layout makes good use of the available space and provides a comfortable setting for daily routines. A window brings in a pleasant outlook towards greenery, adding a calm touch to the room while maintaining privacy.





The utility

The utility room provides a practical workspace with room for appliances and helpful shelving for household essentials. Its straightforward layout supports everyday tasks such as laundry and storage, with direct access to the outside for added convenience. This area offers a functional extension to the main accommodation and helps keep the home well organised.



The rear garden

The garden offers a generous outdoor space with a wide lawn that provides plenty of room for relaxation and recreation. A decked terrace sits close to the house and creates an ideal spot for outdoor seating, with a paved area adding further options for use throughout the year. The setting is private and enjoys far-reaching views towards the surrounding landscape, giving the property an appealing sense of openness.



Additional planting opportunities allow for personalised landscaping, from flower beds to kitchen gardens. Overall, it's a versatile and inviting outdoor area suitable for both everyday enjoyment and entertaining.





The driveway and parking

The driveway is used by The Mount, the Coach House and the neighbouring bungalow, leading to a generous parking area finished in gravel and paving with space for multiple vehicles.



Location

Situated on Oldwood Road in the desirable market town of Tenbury Well, the Coach House enjoys a pleasant rural-town setting with immediate proximity to local conveniences. Tenbury Wells offers a selection of everyday amenities including independent shops, a supermarket, cafés, and pubs/restaurants, ideal for day-to-day living without needing to travel far. The town also provides schooling options for families, with local primary and secondary schools accessible nearby.

For commuting and transport, Tenbury Wells gives good access to surrounding areas via local road links and nearby main roads. While the Coach House shares a driveway arrangement with the neighbouring properties, the layout ensures easy access in and out for residents and visitors.

Beyond the town centre, the surrounding countryside, typical of this part of Worcestershire, offers a peaceful, semi-rural atmosphere with open views and a sense of privacy, adding to the appeal of the Coach House as a comfortable and accessible home base.

Services

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

Council Tax

The Council Tax for this property is Band B.



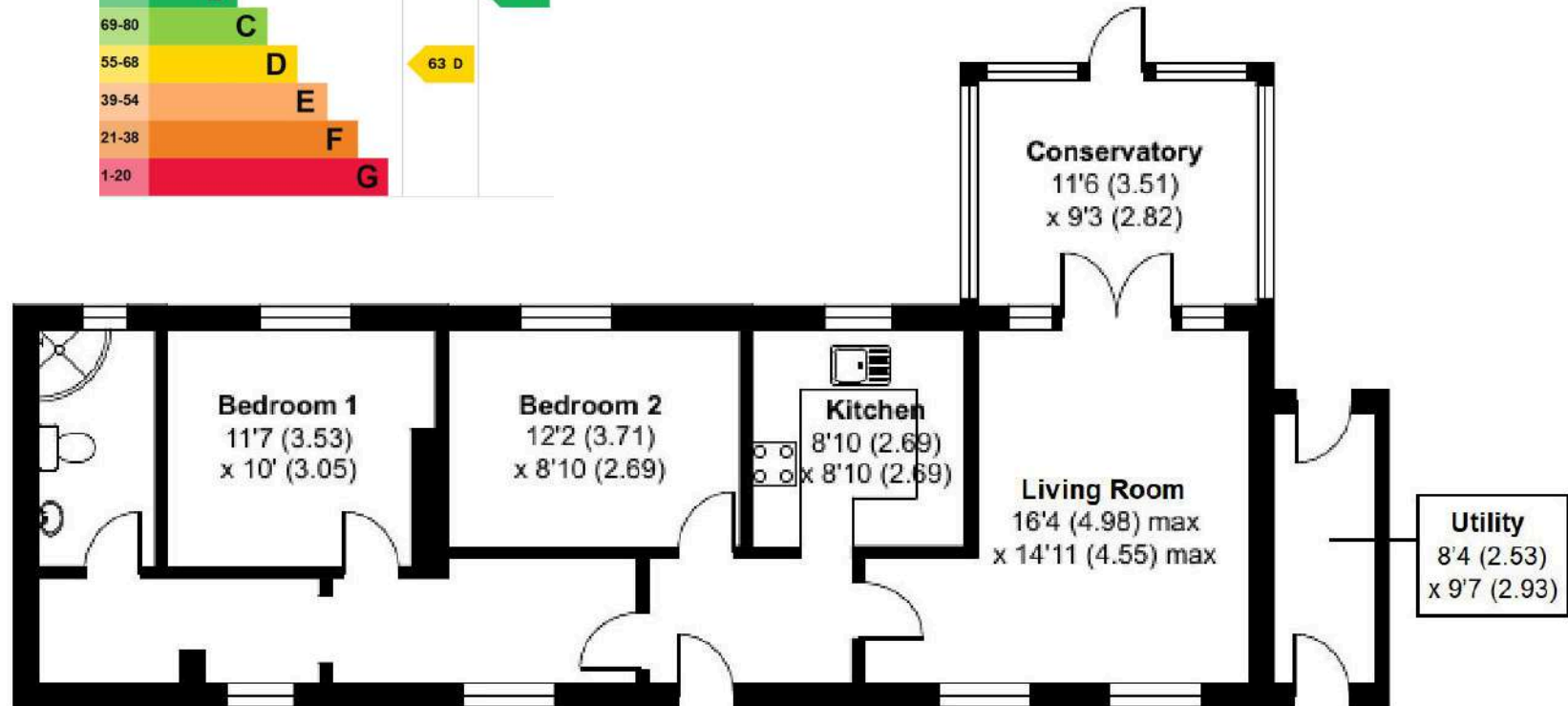
Oldwood Road, Tenbury Wells, WR15

Total = 835 sq ft / 77.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



ANNEXE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Andrew Grant. REF: 863158



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