

**1 Woodston Oast House
Lindridge
Tenbury Wells
Worcestershire
WR15 8JG**

**MARY STONE
PROPERTIES**



Offers in the Region of £350,000 Freehold



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Set in a truly stunning location in the heart of Worcestershire, is this beautifully converted hop barn sympathetically divided into ten properties, with individual privacy. This corner property has stunning views across open countryside and the interior is finished to an extremely high standard. During the summer months with the windows flung open, enjoy the gentle summer breezes and the breathtaking views from every room.

Spread over three storeys with a kitchen/diner on the ground floor, also there are three bedrooms, downstairs cloakroom, family bathroom, ensuite shower room and a spacious living room with dual aspect windows over the rolling countryside. There is also a private garden to the front, parking spaces and a garage.

LPG central heating, mains water and electricity, Klargester sewage treatment plant.

The Woodston Oast House fees are £840 per annum which covers all the upkeep of communal areas, hedges and edges, insurances both public and Directors liability (all residents are directors), the sewage treatment plant operation costs of electricity, empty and clean services.

This is all managed by an independent management company at a cost of £180 per household per annum.

Entrance Hallway 7' 0" x 6' 0" (2.13m x 1.83m)

having tiled flooring, inset ceiling lights and cupboard housing the electric meter, also a control panel for the home security system

Reception Hallway 14' 3" x 10' 10" (4.35m x 3.29m)

double opening doors into the reception hallway having tiled flooring, radiator and useful storage cupboard under the stairs

Kitchen/Diner 16' 6" x 16' 3" (5.03m x 4.95m)

an extensive range of cream wall and base units, integrated dishwasher, undercounter fridge and freezer, AEG double oven and an LPG five burner hob with stainless steel extractor over, TV point, telephone point, radiator and a door opens to the pretty garden with spectacular views

Utility Room 6' 10" x 5' 3" (2.09m x 1.6m)

space and plumbing for washing machine, power points and space for a tumble dryer, sink unit with single bowl sink, extractor and radiator

Downstairs Cloakroom

white suite of wc and pedestal basin

First Floor landing

having fitted carpet, inset ceiling lights and radiator

Living Room 20' 4" x 17' 8" (6.19m x 5.39m)

the views from this lovely, light spacious room gaze across open countryside, having a fitted carpet, wall lights, TV point and radiator

Bedroom Two 10' 9" x 7' 2" (3.27m x 2.19m)

double bedroom with lovely gentle views, fitted carpet, TV point and radiator

Second Floor Landing

having a galleried landing and exposed beams, a velux window allows natural light in, fitted carpet and radiator. A high level door provides access to the Worcester Greenstar LPG central heating boiler

Master Suite 17' 7" x 13' 1" (5.37m x 3.98m)

a beautiful room with exposed beams and dual aspect windows letting you enjoy the wonderful countryside views, having a fitted triple wardrobe, wall lights, TV point, radiator and telephone point

Shower Ensuite 7' 11" x 6' 3" (2.42m x 1.91m)

separate shower enclosure with a thermostatic shower, wc, pedestal basin, shaver point, extractor, chrome towel radiator, the velux window allows natural light in and the exposed beams are a lovely feature

Bedroom Three/Study 10' 3" x 7' 6" (3.13m x 2.28m)

having a fitted carpet, wall lights, built in wardrobe with sliding doors, TV point, radiator and fitted wall shelving

Family Bathroom 7' 5" x 5' 4" (2.25m x 1.63m)

white suite comprising of wc, pedestal basin, bath with a thermostatic shower and glass shower screen, chrome towel radiator, extractor, the far reaching pretty views and exposed beams are a lovely feature in this room

Garage 19' 11" x 10' 2" (6.06m x 3.10m)

there is a row of detached garages each belonging to one of the properties, having an up an over door, electric points, light, overhead storage area and outside wall sensor light. Nearby is an outside tap and dedicated communal car wash area

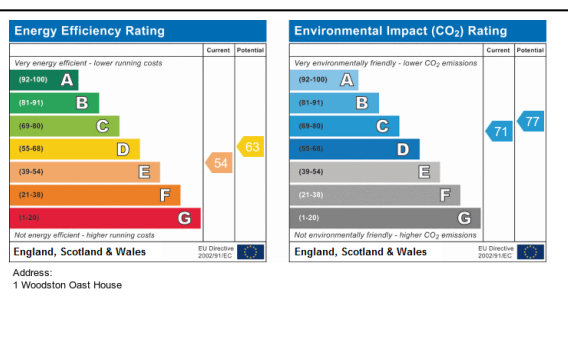
Private garden

laid to lawn with pretty borders, patio area and having beautiful countryside views, there is a double electric socket outside and outside tap

(1) These particulars do not constitute part or all of an offer or contract.

(2) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(3) Potential tenants are advised to recheck the measurements before committing to any expense.



GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.

1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.

SECOND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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