



The Old Farmhouse, Bromyard Road, Tenbury Wells,  
Worcestershire WR15 8RU

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# The Old Farmhouse, Bromyard Road, Tenbury Wells, Worcestershire WR15 8RU

A perfect country cottage, with private gardens to the front and an incredibly useful outbuilding

Bromyard 5.1 miles, Tenbury Wells 5.8 miles,  
Worcester 16.5 miles, M5 (Jct 7) 19.5 miles,  
Birmingham city centre 36 miles, Birmingham  
Airport 48 miles

Sitting room | Study/bedroom | Dining room  
Kitchen/breakfast room | Cloakroom | Boot  
room | 3 Bedrooms | Family bathroom | Carport  
Stable | Workshop | Garden store | Garden | EPC  
Rating TBC

## The property

The Old Farmhouse is a Grade II Listed property with plenty of character that dates from the 17th century. It has plenty of original features and detailing; such as exposed timber beams, impressive fireplaces, and ornate wood work. The property has an easy flow, with a comfortable open plan feel to the ground floor.

The ground floor has up to three reception rooms, including the study, which could be used as a bedroom if required. The main reception is the comfortable sitting room with its original brick-built fireplace, which has been fitted with a woodburning stove. This leads into the dining room which has a working fireplace. Also on the ground floor, the well-proportioned kitchen and breakfast room has fitted wooden units to base and wall, as well as a range cooker and plenty of space for a breakfast table. A useful boot room which is also used as a utility space is off the kitchen with direct access to the gardens.

On the first floor off the spacious landing there are three double bedrooms of similar proportions, one of which has bespoke built-in wardrobes. The first floor also has a family bathroom with a roll-top bath and a separate shower unit.

## Outside

The property is in an elevated countryside position, set back from the road along a single-track lane. There are neighbours to the side and rear but the front garden is private and has a nice position. The driveway leads to a parking area at the front, and to the side, where there is a large, very useful outbuilding providing a carport, a stable, a workshop and a garden store. The garden is southeast-facing and has plenty of sunlight throughout the day. It includes gravel terracing and pathways and a well-maintained area of lawn, with border fencing, hedgerows and trees with a variety of established shrubs.

## Location

The Old Farmhouse is set in a peaceful countryside setting between the towns of Bromyard and Tenbury Wells. Both towns are situated amidst the beautiful rolling countryside of the Teme Valley, with Bromyard offering various local shops and amenities, including high street shops and small supermarkets. Tenbury Wells has further facilities, including supermarkets, pubs, restaurants, a cinema and a leisure centre with swimming pool. Both towns provide primary and secondary schooling, with further schools easily accessible in the surrounding villages. Independent schools such as Lucton School and Moor Park are a short drive away. There is access to the M5 at Worcester, with mainline rail services also available in the city. Nearby, the Malvern Hills and Shropshire Hills provide plenty of picturesque countryside to explore.

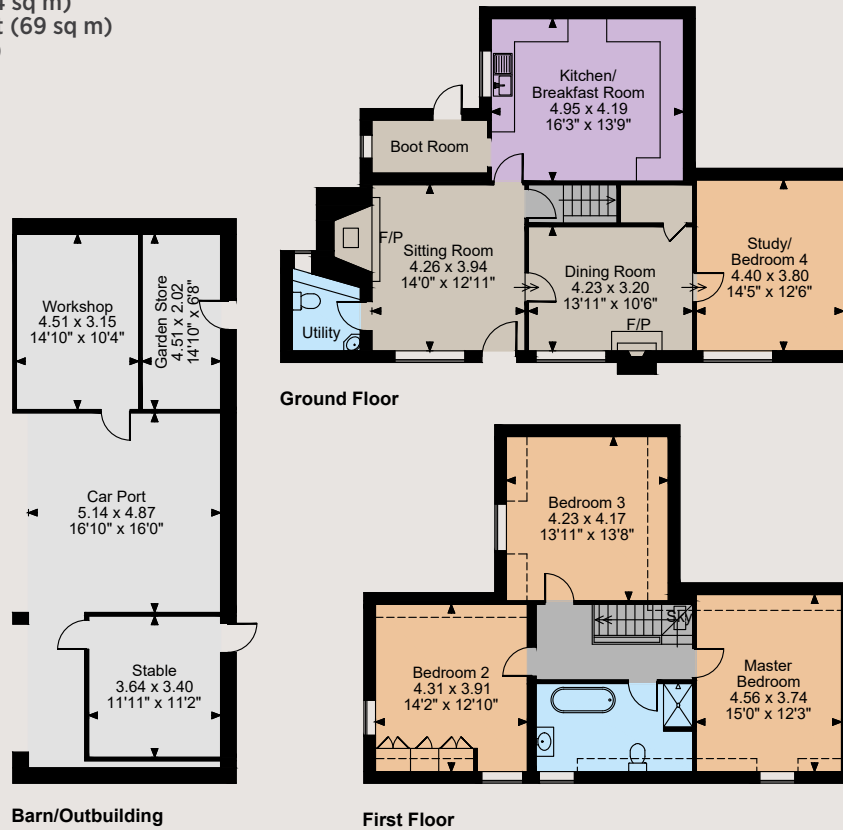








The Old Farmhouse, Bromyard Road, Tenbury Wells  
 Main House internal area 1,546 sq ft (144 sq m)  
 Barn/Outbuilding internal area 747 sq ft (69 sq m)  
 Total internal area 2,293 sq ft (213 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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### Directions

What3words:///thinnest.much.stream

### General

**Local Authority:** Malvern Hills District Council  
**Services:** Mains electricity and water. Oil fired central heating and private drainage (this may not comply with current regulations)

**Council Tax:** Band E

**Fixtures and Fittings:** Only items known as fixtures and fittings will be included in the sale. Other items may be available by separate negotiation.

**Tenure:** Freehold

**Guide Price:** £525,000

### Ludlow

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