



Eardiston Place
Eardiston, Tenbury Wells
Worcestershire



**Eardiston Place
Dumbleton Lane
Eardiston
Tenbury Wells
Worcestershire
WR15 8JR**

**A wonderful listed historic house in the beautiful
Teme Valley**

**Reception Hall, Drawing Room, Dining Room,
Sitting Room, Kitchen and Breakfast Room,
Utility Room, Wet Room, Boot Room and Rear
Hall.**

6 Bedrooms, Study and 2 Bathrooms.

In all about 4052 sq.ft

**Gravel Driveway and Attractive Mature
Gardens.**

Situation

This gem of a period house is situated in the heart of the favoured Teme Valley village of Eardiston. It is situated in a country lane with an abundance of walks available. Eardiston has a real sense of community and has the active Lindridge Parish Hall providing film nights, events, clubs and classes.

The small market town of Tenbury Wells close to the Shropshire and Herefordshire borders provides an extensive range of amenities. These include both junior and senior schools, a range of independent cafes, bars, restaurants, shops, Doctors and Dentist surgeries, a Tesco supermarket, the splendid Regal Art Deco theatre and cinema, Leisure centre with swimming pool and gym.

Lindridge has the popular St Lawrence CE Primary School and there is an excellent range of private and preparatory schools in the county and beyond.

Both Leominster and Kidderminster have good rail links. There is M5 motorway access via junctions 5 at Wychbold and 6/7 to the north and south of Worcester.

Description

An utterly charming village house much cherished and sensitively improved by the current owners. The buildings of England Worcestershire by Alan Brooks and Nikolaus Pevsner refers to Eardiston Place as 'Early C17 timber-framed, T plan, pre-fitted C1840-50 with pierced bargeboards and tall brick chimneys' The generous living space has enormous character and is enhanced by many fabulous period features.

Double period doors in the early Victorian section of the house lead to a reception hall with exposed stonework. The 3 wonderful reception rooms provide splendid family space. A substantial stone and brick inglenook fireplace with bread oven and flagstone hearth is a superb focal feature in the drawing room. There is also a high timbered ceiling and striking oak panelled wall. The charming sitting room has a wonderful vaulted ceiling and full height brick fireplace with wood burning stove. At one end of the house is the gorgeous dining room with oak floor and cross brace timbered ceiling.



The kitchen is fitted with a range of cabinets, an oil-fired twin plate, twin oven AGA, 4 ring propane gas Neff hob, Neff oven and Neff dishwasher. Set above this is a very useful breakfast room with tiled floor and exposed timbers.

In the older timber framed part of the house is a hallway with utility room and wet room off. Eardiston Place provides 6 bedrooms, 1 of which is interconnected to another double bedroom-sized annexe, a study and 2 bathrooms which are arranged over 2 floors.

As previously mentioned, the house provides some outstanding features and these also include charming stained glass windows, oak mullion windows and period fireplaces. It is a very special family home.

Outside

Gravel driveway including a set of double timber gates.

The house stands in a good-sized plot. This includes a long raised lawned garden fronting the lane with mixed hedging, greenhouse and lovely views over the valley. There are further lawned gardens and grounds with oil tank and useful store on the driveway. As a whole the property sits in excess of half an acre.

General Information

Services

Mains electricity, water and drainage. Oil fired central heating.

Local Authority

Malvern Hills District Council Tel: 01684 862151

Fixtures and Fittings

Some fitted carpets, curtains, blinds and light fittings are included in the sale price. Otherwise, any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

Directions

From Worcester take the A443 towards Tenbury Wells. Continue for some distance before entering the village of Eardiston. Take a right-hand turn into Dumbleton Lane before locating the property a short distance ahead on your right-hand side.

Sales particulars produced April 2023



Eardiston Place, Eardiston, Tenbury Wells, WR15

Approximate Area = 3851 sq ft / 357.7 sq m

Limited Use Area(s) = 201 sq ft / 18.6 sq m

Total = 4052 sq ft / 376.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for G Herbert Banks LLP. REF: 976511



