



Fern Cottage, 6 Frith Common, Eardiston, WR15 8JX

**G HERBERT
BANKS**

EST. 1898

Fern Cottage,
6 Frith Common,
Eardiston,
Tenbury Wells,
WR15 8JX

A fabulous, detached country cottage with beautiful gardens.

- Entrance Hall, Cloakroom, large sitting room, kitchen/breakfast room, conservatory.
- 3/4 bedrooms, family bathroom.
- Driveway, summerhouse and the most charming, landscaped gardens.

Situation

Fern Cottage is situated in the sought-after rural hamlet of Frith Common in the glorious Teme Valley. The undulating countryside is incredibly beautiful and provides many rewarding walks and countryside opportunities.

A range of local facilities are available in the nearby local village of Clows Top with a post office/general store and a butcher. More comprehensive amenities are available in the near by historic towns of Bewdley and Tenbury Wells.

Description

This is an outstanding country home which has been extensively improved by the current owners over the period of the last three years. This has included the installation of double-glazed windows, oak doors, oak floors and a wood burning stove to the sitting room.

A considerable amount of work has been put into the landscaping gardens which are wonderfully stocked.

The cottage is approached by a reception hall with cloakroom off with white suite and separate under stairs storage cupboards.

Leading off the hall is the spacious kitchen/breakfast room with exposed timbers and brickwork, oak flooring, range of wall and floor mounted cabinets and plumbing for a washing machine. The slightly divided dining room has a low red brick partition. It provides a charming eating area. A stable type door leads to the conservatory which has a tiled floor is approached by a stable door being glazed, with doors giving access out on to a rear terrace and gardens.

Charming living room with a feature brick fireplace with oak mantle over and a wood burning stove.

The first floor is served by a central landing with four bedrooms, the lovely principal bedroom having built in wardrobes. There is a well-appointed refitted bathroom comprising a P shaped bath with shower over, vanity wash hand basin and W.C.

Outside

To one side of Fern Cottage is a good-sized driveway providing ample parking. A pathway leads to the front garden which has areas which are gravelled and laid to lawn, it is enclosed by low fencing and has maturing hedges. There is a gated side access to the rear.

The beautiful rear garden has a wide terrace with steps leading up to a level lawned area. There are wonderfully stocked borders providing an array of shrubs and plants. Useful number of outbuildings including a large, insulated summerhouse with power & light, and garden shed. The greenhouse may be available by separate negotiation.

GENERAL INFORMATION

Services

Mains electricity and water. Oil central heating. Private drainage.

EPC

Carried out 06/12/2021

Current Rating: F28

Potential Rating: C79



Local Authority

Malvern Hills District
Council Tel: 01684 486 2151

Fixtures and Fittings

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.

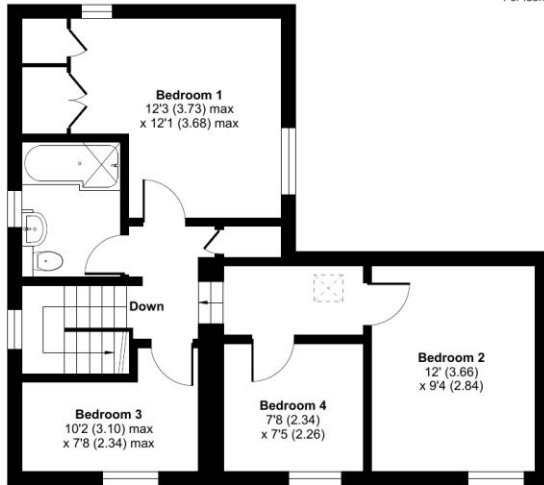
Directions

What3words: //relies.withdraws.handle

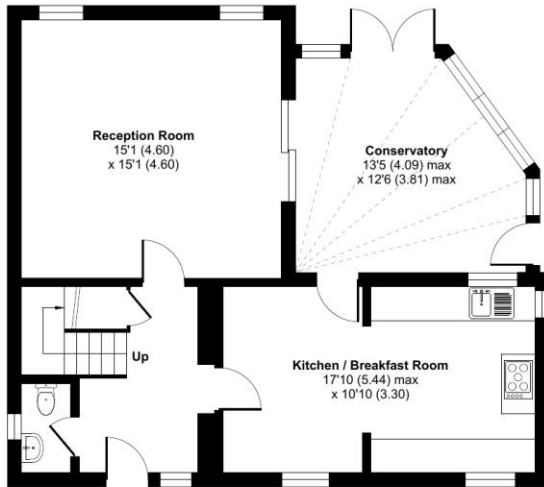
Frith Common, Eardiston, Tenbury Wells, WR15

Approximate Area = 1307 sq ft / 121.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for G Herbert Banks LLP. REF: 1220737



G HERBERT BANKS

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
 Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

