



**Allan Morris**  
estate agents

**Frith Common, Eardiston,  
Tenbury Wells, Worcestershire.**

## The Old Almshouse, Frith Common, Eardiston, Tenbury Wells. WR15 8JX

- \* Charming & characterful detached Cottage
- \* 3/4 Reception Rooms & 5 Bedrooms
- \* Master Bedroom with En-Suite Bathroom
- \* Family Bathroom & W.C./Cloakroom
- \* Large private mature gardens of approx. 1.4 acres
- \* Stunning idyllic village location
- \* Viewing highly recommended

A charming and characterful five bedroom extended detached Cottage, offering spacious, versatile and well presented accommodation, with a large (approximately 1.4 acres) private mature garden, enjoying a 230 degree view across the Teme Valley. The location provides easy access to Tenbury Wells (7.4 miles), Worcester (17.5 miles), national road and rail networks. Free school bus transport is available within 200 yards from the house to both Lindridge village and Tenbury High Schools.

Accommodation briefly comprises: Entrance Porch, Living Room, Kitchen Dining Room, Bar/Entertaining Room, Study, Utility Room, W.C./Cloakroom, five Bedrooms (Main Bedroom having an En-Suite Bathroom) and a Family Bathroom.

Outside: The Cottage stands in a large private plot of approximately 1.4 acres, predominantly laid to lawn with mature shrub beds and borders, large paved patio area, 2nd patio area with pergola over, 2 greenhouses, a poly tunnel, a chicken coop (large), wooden garden shed, additional storage sheds, oil storage tank, outside cold water tap and outside courtesy lights. All enjoying 230 degree views across the Teme Valley.





## Directions:

What3words: ///minimums.pigment.awoke

WAM 8030

## Useful Information:

Tenure: Freehold

EPC Rating: F

Council Tax Band: G

**GUIDE PRICE: £ 745,000**





Total area: approx. 217.9 sq. metres (2345.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## Floorplan & Measurements:

**Lounge:** - 6.15m x 4.34m (20'2" max x 14'3")

**Dining Room:** - 4.34m x 4.11m (14'3" x 13'6")

**Family Room:** - 4.8m x 4.67m (15'9" x 15'4")

**Kitchen:** - 4.34m x 3.66m (14'3" x 12'0")

**Utility Room:** - 3m x 1.37m (9'10" x 4'6")

**Study:** - 3.71m x 3.07m (12'2" x 10'1" max)

**Bedroom 1:** - 4.83m x 3.56m (15'10" x 11'8")

**Bedroom 2:** - 4.67m x 3.58m (15'4" x 11'9")

**Bedroom 3:** - 4.19m x 3.12m (13'9" x 10'3" max)

**Bedroom 4:** - 3.71m x 2.82m (12'2" x 9'3" max)

**Bedroom 5:** - 3.33m x 2.34m (10'11" x 7'8")

**Bathroom:** - 2.77m x 1.78m (9'1" x 5'10")

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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