

The White House
4 Market Square, Tenbury Wells, Worcestershire



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**3,204 sq ft (298 sq m) | Freehold
4 reception rooms | 5 bedrooms | 3 bathrooms
2 bedroom annexe | Private parking
0.24 acres | Town location**

Guide price £865,000

A handsome Grade II listed period house with extensive, flexible accommodation, a wealth of character features and beautiful walled gardens in the heart of Tenbury Wells

The White House is a fine five-bedroom house with a two bedroom annexe, enchanting gardens, set in a prime position in Tenbury Wells. The property dates from the early-to-mid 18th century and features attractive rendered and red brick elevations, while inside there are exposed timber beams, original flooring and impressive fireplaces.

At the front of the ground floor, there are two beautifully presented, formal reception rooms: the drawing room, with its inglenook fireplace with logburner and dual aspect, and the library with plenty of storage for books and a cosy fireplace. The snug provides further space in which to relax, while towards the rear, the open-plan kitchen and extended dining room features a vaulted ceiling with skylights overhead, as well as timber-framed windows and French doors opening to the rear patio and gardens beyond. The kitchen itself has shaker-style units, a breakfast bar and a stainless-steel range cooker. The adjoining utility room and pantry provide further space for home storage and appliances.

Stairs lead to the first-floor landing, off which there are three double bedrooms, including the generous principal bedroom with its en suite shower room. The first floor also has a family bathroom with a freestanding bathtub and a separate shower, a separate toilet, as well as a dressing room, which could alternatively be used as a nursery or a study. The second floor provides a further two bedrooms, plus an additional shared bathroom.

The annexe provides separate accommodation for guests or lodgers. It comprises a sitting room and kitchen to the ground level, while upstairs there are two bedrooms (one of which has a dressing room), plus a shower room.



Outside, the house opens directly to the market square at the front, while at the rear there are delightful walled gardens with a patio covered by a gazebo, an area of lawn, colourful and well-stocked border beds, and various outbuildings, including an impressive greenhouse, a shed, and a summer house. A driveway also provides rear access for vehicles, with gates opening to a tarmac parking area.

Location
The property is situated in the heart of the charming market town of Tenbury Wells, set on the southern bank of the River Teme on the Worcestershire and Shropshire border, and surrounded by the rolling countryside of the Welsh Marches. Tenbury Wells has a distinctive and characterful town centre, with an eclectic mix of independent shops, delis and artisan food producers on Teme Street and Market Square, together with traditional pubs, cafés, a Tesco supermarket and the celebrated Victorian Pump Rooms.

A choice of primary schools can be found between Tenbury Wells and neighbouring Ludlow, as well as a state secondary, while independent schooling can be found at Moor Park, Lucton and Hereford Cathedral. The A456 provides excellent road connections east towards Kidderminster and the M5, and west towards Leominster and Hereford. Postcode region: WR15

General
Local Authority: Malvern Hills District Council
Services: Mains electricity, gas, water and drainage.
Council Tax: Band F
EPC Rating: TBC
Fixtures and Fittings: Only items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



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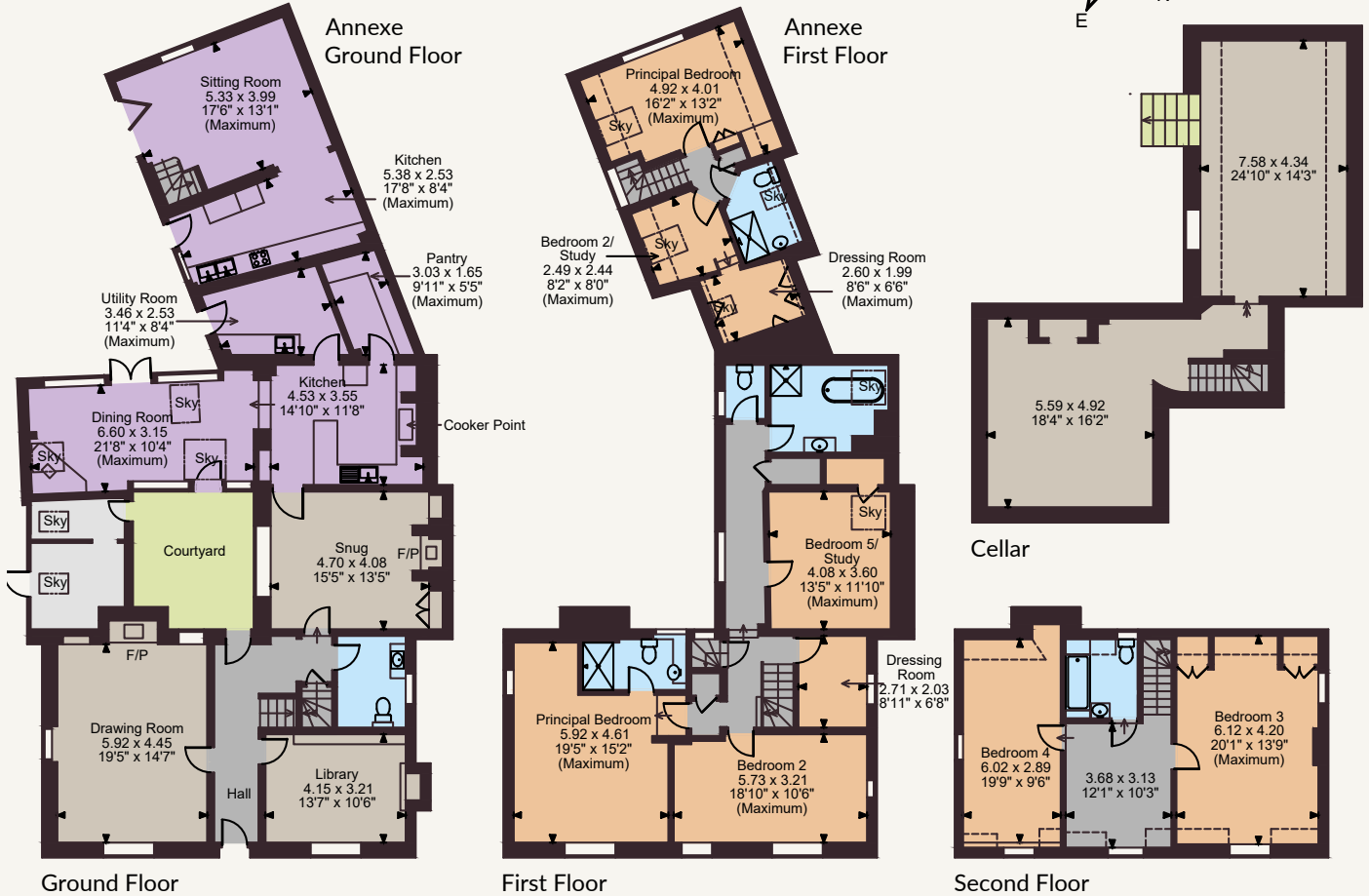
Main House internal area 3,204 sq ft (298 sq m)

Cellar internal area 632 sq ft (58 sq m)

Annexe internal area 708 sq ft (66 sq m)

Outbuilding internal area 110 sq ft (10 sq m)

Total internal area 4,656 sq ft (432 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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