



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

FLAT 3, EARDISTON HOUSE

EARDISTON, TENBURY WELLS, WORCESTERSHIRE, WR15 8JH

GUIDE PRICE

£185,000



**A SPLENDID AND WELL-APPOINTED GROUND FLOOR APARTMENT
IN A CONVERTED GRADE II LISTED COUNTRY HOUSE
ENJOYING PANORAMIC VIEWS ACROSS THE TEME VALLEY.**

- KITCHEN/BREAKFAST ROOM
- FORMAL DRAWING ROOM
- LARDER & BUTLER'S PANTRY

- TWO DOUBLE BEDROOMS
- BATHROOM & CLOAKROOM
- CELLARS

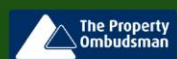
- SOUTH FACING PRIVATE GARDEN
- COMMUNAL GARDENS
- FOUR PARKING SPACES

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APPROXIMATE DISTANCES

Tenbury Wells – 7 miles, Cleobury Mortimer – 9 miles, Kidderminster – 13 miles, Ludlow – 16 miles, Worcester – 16 miles, M5 Junction 6 – 19 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over the Teme Bridge and at the Swan Garage T Junction turn right onto the A456 in the direction of Kidderminster. After 3.4 miles in Newnham Bridge keep straight onto the A443 for Worcester and proceed for 3 miles before turning right onto the sweeping driveway to Eardiston House as indicated by a Nick Champion 'For Sale' board, and parking is available in front of the property.

SITUATION & DESCRIPTION

Eardiston House is a Grade II Listed Country House constructed during the early 19th Century with later extensions, situated on the edge of Eardiston village and enjoying spectacular views across the Teme Valley. The property is only a short drive away from the market town of Tenbury Wells which offers many facilities including a variety of shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, and a range of clubs and societies; and historic Ludlow as well as Bewdley are also within easy reach. The property is within the catchment areas for Lindridge St Lawrence CE Primary School and Tenbury High Ormiston Academy.

Eardiston House has been split into apartments and Flat 3 is located on the ground floor and benefits from light and airy accommodation which has been partially redecorated by the current Vendors and boasts a very impressive formal drawing room, two cellar areas, a private south facing garden which has recently been re-modelled, communal garden areas and allocated parking for four cars with further visitor parking available. The property retains many original features including full length sash windows with shutters, decorative plasterwork and original doors.

ACCOMMODATION

A large and partially glazed entrance door under an open porch flanked by columns opens into a passageway leading to the communal hall with a decorative tiled floor, and a grand oak staircase rising up to a gallery landing. From the communal hall a door opens into the apartment entrance hall which has a quarry tiled floor and leads to a walk-in larder cupboard and to the kitchen/breakfast room which has a tiled floor, a range of cream base and wall units with wooden worktops incorporating a stainless steel sink/drain, with space for appliances and a partially glazed door opening onto steps leading out to the garden. The formal drawing room has a woodburning stove on a tiled hearth with a painted stone surround, a feature sash window with shutters, decorative plasterwork and columns, fitted shelving, a 'butler's pantry'/store cupboard with shelving, and a cloakroom with a pedestal basin, wc, Worcester Bosch 240 combi boiler and an airing cupboard with shelving. An inner hall with fitted shelving leads to two spacious double bedrooms each with sash windows with shutters, and the larger bedroom has a fitted wardrobe. The bathroom is accessed via the second bedroom and has a corner bath with a Triton Amber III shower over, a pedestal basin, wc and heated towel rail.

The 'garden cellar' (10'5" x 7'4" MAX) is accessed externally and currently forms a useful timber store, whilst a larger cellar (24'2" x 18') accessed externally via a communal cellar area has the potential to form a workshop or further living accommodation, subject to the necessary permissions.

OUTSIDE

Two allocated parking spaces are located at the front of the property with two further allocated parking spaces at the rear of the property adjacent to the private garden area.

The south facing private garden incorporates a tranquil seating area adjacent to the apartment with attractive flower borders and room for potted plants with steps flanked by stone balustrades leading to a patio entertaining area from which a stone path meanders past flower, herb and shrub borders and an area of lawn to brick steps which curve around a raised round flower bed and lead to a gravel seating area with wonderful views and bordered by a wildflower garden.

There are also communal gardens which are mostly laid to lawn with laundry drying lines and a vegetable plot.

SERVICES

Mains water and electricity are connected.

Shared private drainage.

LPG gas fired central heating.

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151

Council Tax Band B

ENERGY PERFORMANCE CERTIFICATE

EPC Rating G – Full details available upon request.

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Leasehold - 968 years unexpired on 2nd April 2019.

The freehold is owned collectively and administered by a shared management company. A maintenance charge for the upkeep of the shared areas of the house and gardens, insurance, and sinking fund towards capital costs of approximately £100 per calendar month is levied on the leasee. A charge is levied by the management company to address queries associated with a purchase.

VIEWING

By prior appointment with the Agent: –

Nick Champion - Tel: 01584 810555

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LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG

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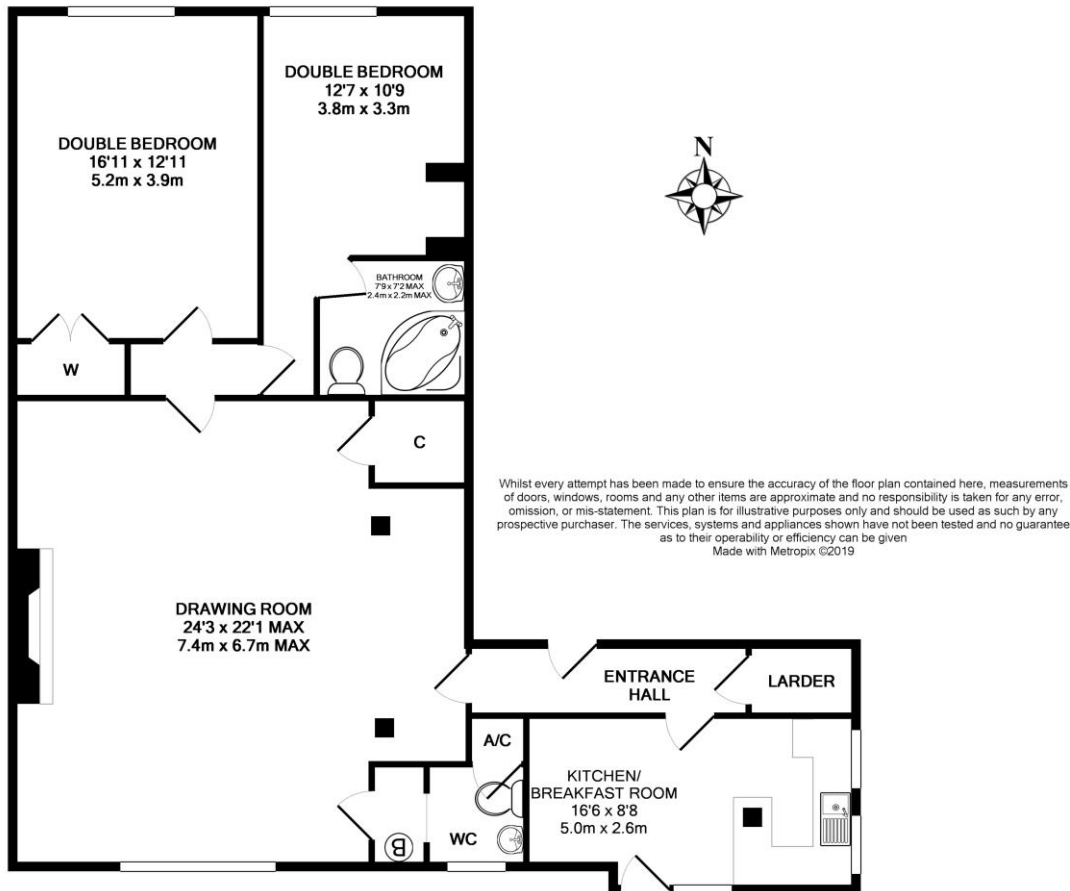
Photographs taken on 28th March 2019.

Particulars prepared April 2019.

Particulars updated December 2019.







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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.