



The White House, 4, Market Square, Tenbury Wells, WR15 8BL
Offers In The Region Of £880,000

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The White House, 4, Market Square Tenbury Wells

4 Market Square is a distinguished Grade II listed Georgian townhouse situated in the heart of Tenbury Wells, Worcestershire. This early to mid-18th-century residence, refronted in the early 19th century, showcases classic architectural features and offers a unique opportunity to own a piece of the town's rich heritage.

The current proprietors have undertaken thoughtful renovations, ensuring the property's historic elements are preserved while introducing modern conveniences. These enhancements harmoniously blend with the original architecture, offering a comfortable living experience without compromising the home's character.

FEATURES

- Grade II Listed Period Home
- Spacious Accommodation
- Main Residence Offers 5 / 6 Bedrooms
- Immaculately Presented Throughout
- Self-Contained 2 Bedroom Cottage - Ideal For Generational Living
- Private Landscaped Rear Garden and Courtyard
- Town Centre Location
- No Onward Chain
- Viewing Highly Recommended



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Material Information

Offers In The Region Of £880,000

Tenure: Freehold

Local Authority: Malvern Hills District Council

Council Tax: F

EPC: (null)

For more material information visit www.cobbamos.com

Listed Building

Energy Performance Certificate

Not Required

Introduction

This historic property is beautifully presented, offering a blend of original architectural details and modern conveniences. This splendid townhouse offers a spacious and thoughtful layout over three storeys, including a characterful attic bedroom with exposed beams and a bathroom. A self-contained cottage to the rear of the White House benefits from two bedrooms and could facilitate generational living or guest accommodation.

Property Description

The elegant reception hallway sets the tone for the home with its rich, deep-green walls, complemented by crisp white detailing and period features. The space boasts beautiful wooden flooring, enhanced by a stylish runner that adds warmth and character. A statement chandelier provides a touch of sophistication, while natural light from the rear window brightens the area. The hallway offers access to various rooms, creating a welcoming and well-connected flow throughout the property. The charming and characterful drawing room offers a perfect blend of period features and modern comfort. The space is centred around a striking inglenook fireplace with an exposed brick surround and a wood-burning stove, creating a warm and inviting atmosphere. Original timber beams add to the room's historic appeal, while large sash windows flood the space with natural light. The soft blue walls, complemented by elegant décor and a mix of stylish fittings, make this an ideal setting for relaxation and entertaining. The adjacent sitting room features a period fireplace and traditional picture rail with large sash windows to front.

The dining room is currently used as a snug and features a period fireplace, parquet flooring and alcove cabinets. Walk through to the kitchen, equipped with contemporary appliances, blending seamlessly with the home's traditional elements. Sympathetically styled, the kitchen is fitted with sleek cabinetry, integrated appliances, and provides access to the rear garden room, well equipped utility room and walk-in pantry. A private courtyard, offering a tranquil retreat sits between the kitchen and the garden room, perfect for enjoying a morning coffee, outdoor dining or relaxation.

The stunning garden room is a beautifully designed space that seamlessly blends character with modern comfort. Featuring a vaulted ceiling with skylights, the room is bathed in natural light, creating a bright and airy atmosphere. Large wooden-framed glass doors provide direct access to both the courtyard and rear garden, offering a perfect indoor-outdoor connection. The space is enhanced by an exposed brick and timber aesthetic, complemented by a charming log burner, ideal for cosy evenings. The soft earthy-toned walls and stylish décor add warmth and elegance, making it an inviting place for dining,

entertaining, or simply relaxing while enjoying views of the garden.

The first floor features a charming and spacious landing with a mix of carpeted and wooden flooring, accented by white woodwork and contemporary style décor. The hallway leads to a striking master bedroom with en-suite shower room. Two further generously sized bedrooms and a hobby room share access to the spacious family bathroom. The stunning contemporary bathroom is beautifully designed with a spacious layout, featuring a freestanding bathtub positioned beneath a large skylight, allowing natural light to flood the space. A sleek walk-in shower with a rainfall showerhead and glass enclosure adds a touch of luxury.

The loft rooms on the second floor offer a charming and characterful living space with exposed timber beams, sloping ceilings, and an abundance of natural light. The generously sized bedrooms provides a cosy yet spacious environment, featuring a built-in reading nook, ample storage, and a playful ambiance perfect for children or guests. The adjoining bathroom seamlessly blends traditional and modern elements, with its stylish blue panelling, beautifully patterned flooring, and rustic beams adding warmth and charm.

The Cottage

Welcome to The Cottage, a beautifully presented self-contained annexe offering versatile living space in a peaceful setting to the rear of The White House. This charming property features two bedrooms, a modern shower room, a spacious lounge, and a well-appointed kitchen. Immaculately maintained throughout, The Cottage boasts stylish interiors and a warm, inviting atmosphere, perfect for those seeking a comfortable and private home.

Ideal for extended family, guests, or as a potential rental opportunity, this delightful annexeooffers flexibility to suit a variety of needs. With its own independent entrance and well-proportioned rooms, it provides a unique blend of convenience and character.

Location

Tenbury Wells is a thriving market town renowned for its historic charm, independent shops, and strong sense of community. Surrounded by the rolling countryside of Worcestershire, Shropshire and Herefordshire, the town offers a peaceful lifestyle with excellent amenities, including supermarkets, boutique shops, restaurants, and local schools. The surrounding countryside provides excellent opportunities for outdoor pursuits.

Services

We understand mains water, drainage, gas and electricity are connected.





Outside & Grounds

The property benefits from a private rear garden, offering a tranquil setting with mature planting, patio area, and various areas for outdoor dining and seating. Further land was purchased by the current owners to provide an area laid to lawn, extending the rear garden to approximately 0.24 acres. A gated driveway provides secure off-street parking for multiple vehicles.

Broadband Speeds

Estimated Broadband Speeds - Basic 16 Mbps | Superfast 80 Mbps

Flood Risk

We understand the property has remained flood-free for almost the past 30 years during the previous and current owner's occupancy, an emergency flood pump system has been installed in the cellar as a precaution.

Local Authority

Malvern Hills District Council
Council Tax: Band: F

Tenure

We understand the property is Freehold.

Viewing Arrangements

This is a rare opportunity to acquire a distinguished Grade II listed townhouse in the heart of a thriving market town. Don't miss out on this exceptional property, please contact us for further details or to arrange a viewing. Cobb Amos, Ludlow: - Tel: 01584 874 450
Email: ludlow@cobbamos.com

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

The Cottage - Self-Contained Annexe



Gardens and Grounds



DIRECTIONS
We recommend using What3Words, navigate to: - ///readily.station.numeral







We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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