



## Eastham Kiln

Tenbury Wells, WR15 8NN

Andrew Grant

# Eastham Kiln

Eastham, Tenbury Wells, WR15 8NN

**5 Bedrooms   2 Bathrooms   3 Reception Rooms   3 Acres**

A breathtaking hop kiln conversion offering open-plan living, versatile accommodation and enchanting grounds extending to three acres.

- Converted hop kiln with charming character and contemporary comforts throughout
- Open-plan living space featuring exposed beams, woodburning stove and a handsome kitchen with island, brick arch and bespoke cabinetry
- Principal bedroom with vaulted ceiling and luxurious en suite shower room
- Landscaped garden with stone terrace, pond and lawned areas, complemented by a two-bay carport with water, electricity and a substantial room above, offering a versatile and highly usable additional space.
- Beautiful rural location with far-reaching countryside views near Tenbury Wells

A striking hop kiln conversion set in an elevated position, Eastham Kiln combines character features with modern living across a well-designed layout. The open-plan kitchen, dining and living space forms the heart of the home, complemented by versatile rooms including a study and gym with mezzanine. Five bedrooms provide flexible accommodation, with a principal suite and additional family bathroom. Outside, landscaped gardens with a terrace, pond and mature planting lead to two paddocks, with the grounds totalling three acres. A private driveway, ample parking and a two-bay carport with workshop space complete this exceptional rural home.

**2253 sq ft (209.3sq m)**





## The kitchen and breakfast room

The kitchen is the heart of the home, combining traditional materials with modern practicality. A timber arch frames the entrance from the living space, while exposed beams remind you of the building's origins. Bespoke cabinets with glass-fronted wall units and wooden worktops surround a peninsula that incorporates a sink with views out over the grounds. A range cooker with stainless-steel splashback and extractor hood complements the space and there is room for additional appliances.





## The living and dining area

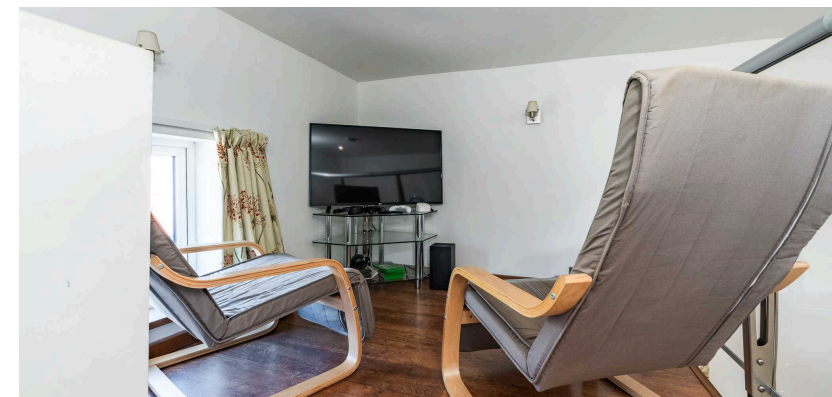
This impressive open-plan room is designed for everyday living and entertaining. A wood burning stove on a raised hearth provides a focal point, and French doors act as another entrance to the property. Wide windows frame countryside views and the wood-effect floor continues seamlessly from the kitchen.





## The gym and mezzanine level

Currently utilised as a home gym, this space provides a flexible additional reception room with wood-effect flooring and two windows providing natural light and ventilation. A wooden ladder rises to a mezzanine level enclosed by a glass balustrade; this cosy loft area benefits from a small window, creating an ideal spot for hobbies or relaxation.





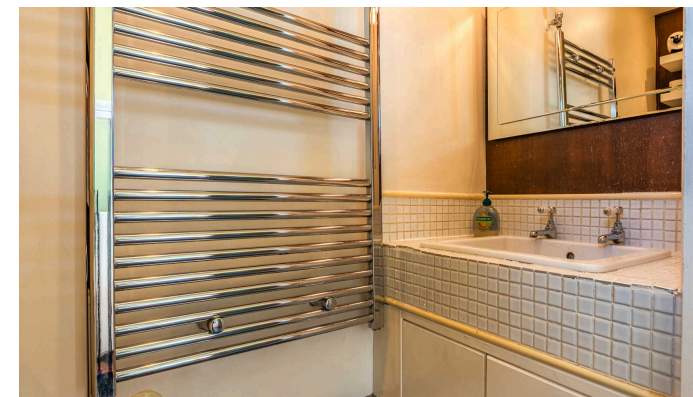
## The study

Tucked away off the main living area, the study provides a quiet setting for working from home. It features a large window overlooking the garden and open countryside, with ample room for furnishings.



## The utility and cloakroom

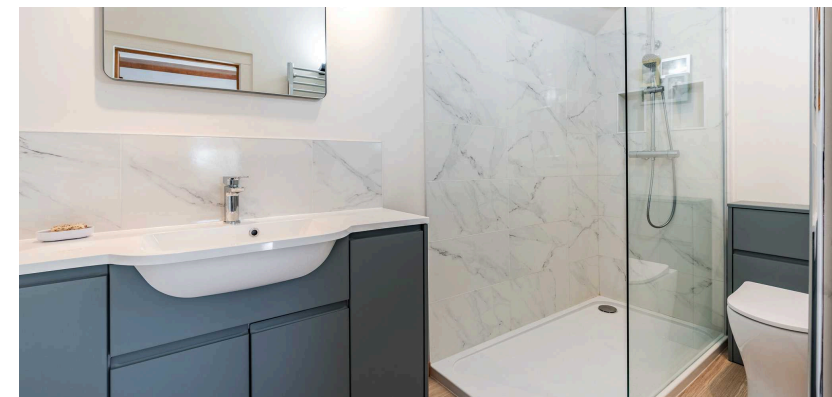
Serving as the main entrance to the house, this space functions as a practical utility and boot room. A slate-tiled floor, built-in cupboards and a curtained recess with space for a washing machine and dryer keep everyday essentials organised, while coat hooks provide space for outdoor gear. Adjacent is the cloakroom, fitted with a mosaic-topped basin, heated towel rail and low-level WC.





## The principal bedroom and en suite

The principal bedroom enjoys generous proportions and a vaulted ceiling accented by exposed beams. A large window fills the room with countryside views and there is a sleek vertical radiator mounted against the wall. The adjoining en suite shower room is fitted with a walk-in rainfall shower with marble-effect tiling, a contemporary vanity unit with integrated basin and drawers, and a WC.





## The second bedroom and mezzanine

A distinctive bedroom arranged across two levels, this space makes full use of the building's character. Exposed timber beams frame the vaulted ceiling and a ladder provides access to the upper mezzanine level. Below, a built-in storage cupboard and a large window defines the main sleeping area. The mezzanine, enclosed by a timber balustrade, offers additional sleeping or storage space beneath sloping ceilings.





## The third bedroom

A vaulted ceiling with timber beams and a Velux window gives this bedroom a sense of volume, and a glazed door opens to a Juliet balcony with iron balustrade. The wood-effect floor and vertical radiator mirror the style of the other rooms, while a rustic ledged and braced door gives access to built-in storage for added convenience.



## The fourth and fifth bedrooms

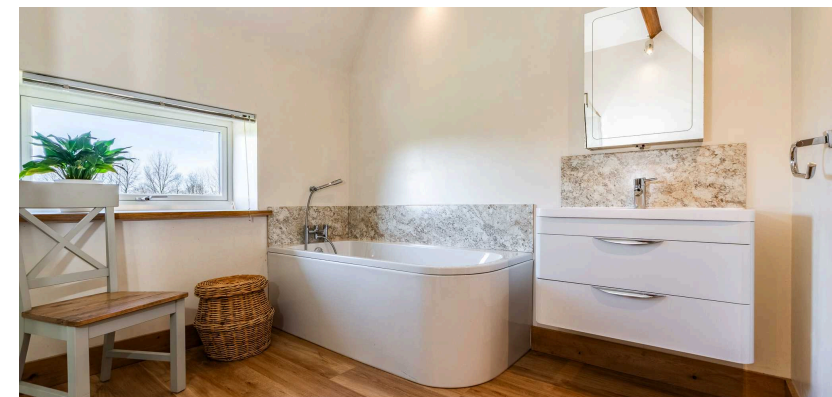
Two further bedrooms provide versatile accommodation across different layouts. Both the fourth and fifth bedrooms have vaulted ceilings, each with exposed beams and windows set into the eaves overlooking the surrounding land. Both rooms are served by the family bathroom and offer flexibility for guests or family use.





## The family bathroom

The family bathroom is finished with contemporary fittings and a calm palette. A free-standing bath sits adjacent to a low window with countryside views, complemented by a large walk-in shower enclosed by glass and lined with marble-effect tiling. A floating vanity unit provides storage and a WC completes the arrangement.





## The garden

A broad stone terrace wraps around the side of the home, creating an ideal setting for alfresco dining. Brick walls and retaining planters define the space and steps lead down to rolling lawns bordered by mature trees and hedges. A wildlife pond is edged with rocks and aquatic plants, with a weeping willow providing natural shade and a brick path winding past ornamental planting.





Beyond the terrace, the gardens open onto areas of orchard and parkland lawn. Several timber outbuildings, including a hay store, workshop, garden shed and log store, offer practical storage for gardening equipment and livestock. Wildflower borders and established shrubs bring colour through the seasons, and the elevated position affords panoramic views over the surrounding countryside.







## The land

Contributing to the three acres, two fenced paddocks gently slope down towards the river, fringed by mature trees, and because the main house sits on higher ground it remains well above the floodplain. There is separate gated agricultural access to the field, and the paddocks are currently grazed, making them well suited to ponies or small livestock.







## The driveway and parking

A private drive approaches the house and sweeps around to a gravel parking area. A timber-framed two-bay carport/workshop with pitched roof provides covered parking and incorporates water and electricity; stairs lead up to a versatile room above that could serve as a games room or studio. The drive offers space for multiple vehicles and there is easy access to the outbuildings and paddocks.





# Eastham Kiln, Eastham, Tenbury Wells

Approximate Gross Internal Area = 196.6 sq m / 2116 sq ft

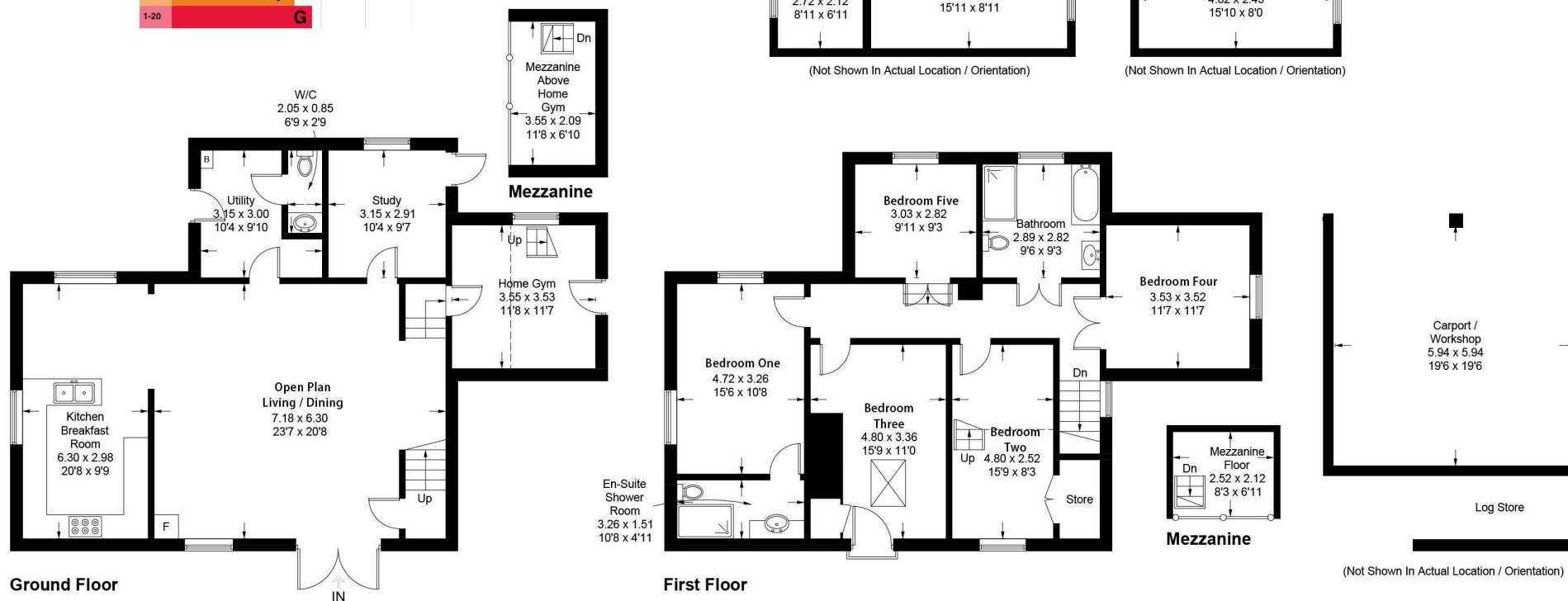
Mezzanines = 12.7 sq m / 137 sq ft

Outbuildings = 31.1 sq m / 335 sq ft

Total = 240.4 sq m / 2588 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



This plan is for guidance only and must not be relied upon as a statement of fact.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)