



Old Plough

Tenbury Wells, WR15 8TB

Andrew Grant

Old Plough

Oldwood, Tenbury Wells, WR15 8TB

3 Bedrooms 1 Bathroom 3 Reception Rooms

A sympathetically restored period home combining generous accommodation, distinctive character, cottage gardens and views across Oldwood Common.

- A detached former public house offering three bedrooms, three reception rooms and a wealth of original detail within a generous family home.
- The ground floor brings together several inviting living spaces, with exposed beams, wooden flooring, brickwork and two wood burning stoves.
- Three bedrooms are arranged around the first floor landing, including a spacious primary bedroom with an adjoining walk in wardrobe.
- Pretty cottage gardens extend around the home, incorporating a lawn, established planting, a patio, summer house and additional garden area.
- A generous stone chipped driveway provides ample parking and a turning area, continuing around the property towards the substantial carport.
- Occupying an edge of town setting near Tenbury Wells, the home overlooks Oldwood Common and offers direct access to surrounding countryside walks.

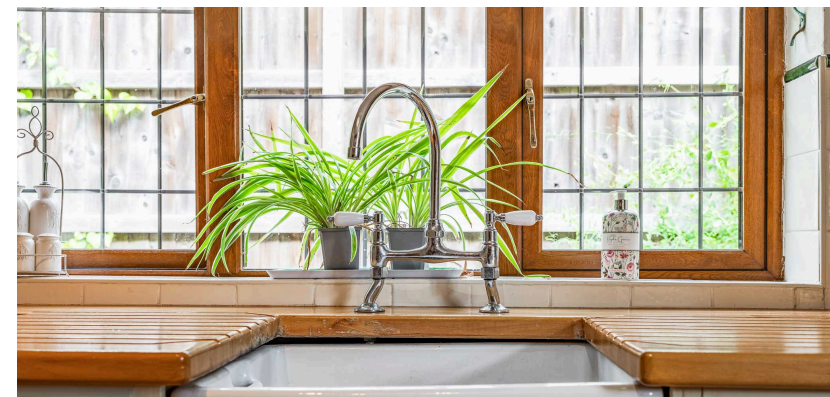
1527 sq ft (141.8 sq m)





The kitchen

Designed around the practicalities of everyday cooking, the kitchen combines stylish cabinetry with a traditional country character. Exposed brickwork and a Rayburn establish distinctive focal points within the room. Work surfaces provide space for preparation, while the arrangement connects directly with the inner hall and places the kitchen within easy reach of the principal reception areas.

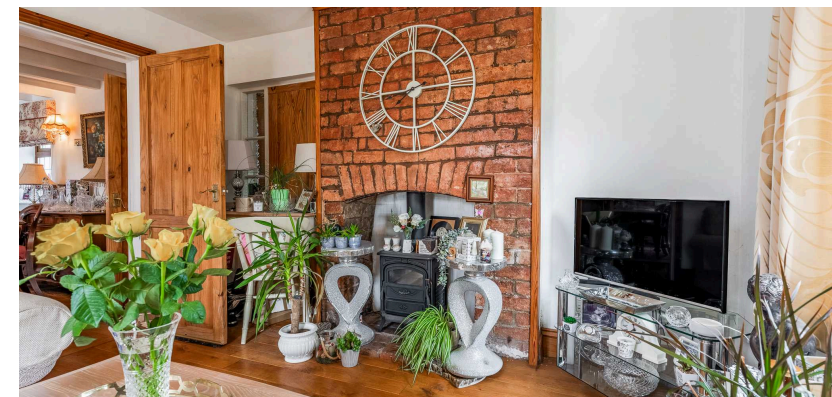






The living room

Offering an inviting setting for quieter relaxation, the living room forms a separate reception space at the front of the home. A wood burning stove creates a characterful focal point. Its comfortable proportions provide space for seating, while direct access from the dining room allows the room to function independently from the larger entertaining areas.





The sitting room

Providing the largest reception space, the sitting room offers generous proportions for family gatherings and entertaining. A curved bay and exposed character details contribute architectural interest, while windows on two elevation create a dual aspect arrangement. The room connects directly with the dining room, extending the sequence of reception spaces across the ground floor.





The dining room

Bringing character and versatility to the heart of the home, the dining room provides ample space for shared meals and informal seating. An original bread oven and wood burning stove create memorable focal points. The staircase rises from this room, while direct connections with the living room, sitting room and inner hall establish it as a central point within the ground floor.

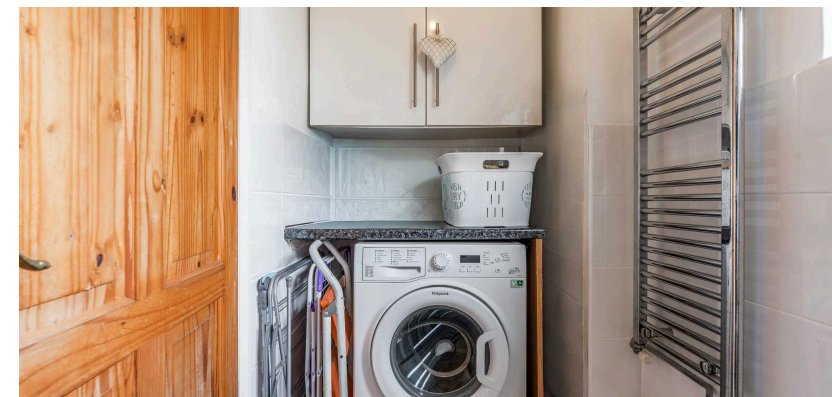






The cloakroom

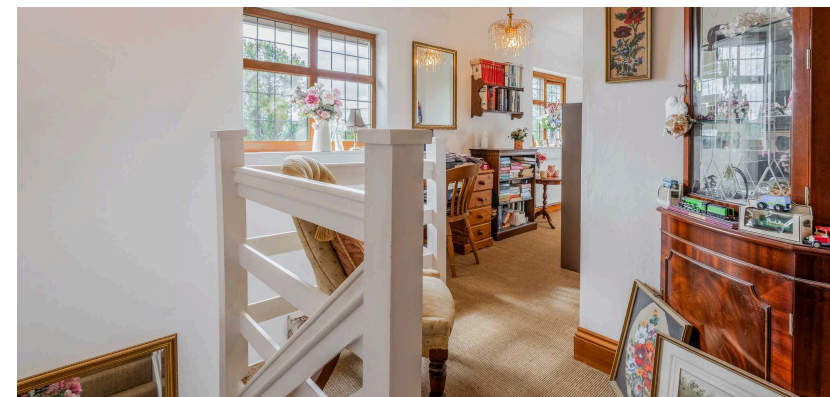
Supporting the ground floor accommodation, the cloakroom provides convenient facilities away from the main bathroom. The suite includes a WC and wash basin arranged within a compact space. Access from the inner hall places it within straightforward reach of the kitchen and reception rooms.





The hallway and landing

Connecting both floors, the hallway and landing form a generous route through the home while retaining the character of the original building. The first floor landing provides sufficient space for a home office area and enjoys views towards Oldwood Common. Doors lead to all three bedrooms, the family bathroom and an additional storage cupboard.





The primary bedroom

Offering generous principal accommodation, this double bedroom provides ample space for a bed and accompanying furniture. An adjacent walk-in wardrobe, accessed from the landing, provides dedicated clothes storage without encroaching on the main sleeping area.



The second bedroom

Providing further double accommodation, the second bedroom offers comfortable proportions for regular use or visiting guests. Windows on two elevations form a dual aspect arrangement and provide outlooks from different sides of the room. Its straightforward layout accommodates a bed and additional furniture, while the family bathroom is conveniently reached from the adjoining landing.



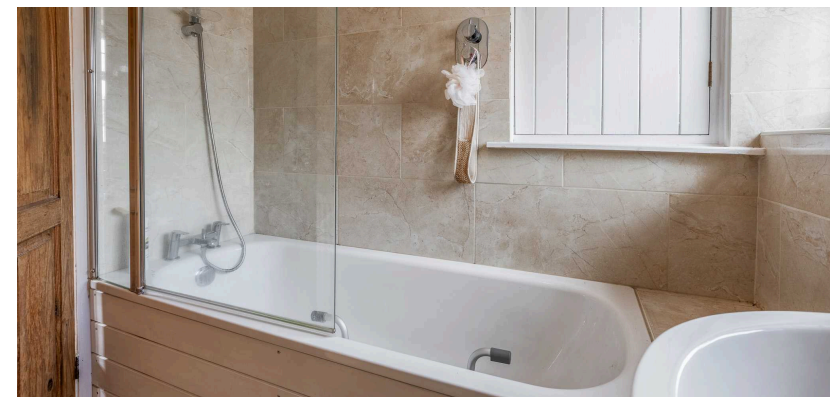
The third bedroom

Completing the sleeping accommodation, the third bedroom offers a flexible space suited to a range of household requirements. A window looks out to the rear, while the room has practical proportions for essential bedroom furniture.



The bathroom

Serving all three bedrooms, the family bathroom brings the principal facilities together on the first floor. The suite comprises a bath with shower over, WC and wash basin, with the bath arranged along one side of the room.





The garden

Pretty cottage gardens extend from the side of the home, creating a series of established outdoor areas. A lawn and well stocked planting bring colour and structure, while an attractive patio provides space for outdoor seating and entertaining. A summer house and large garden shed offer additional utility, with a further garden area adding to the available outside space.





The driveway and parking

A generous stone chipped driveway provides ample off road parking and a useful turning area. The approach continues around the home towards a substantial carport, offering covered space for vehicles or storage. Its broad arrangement supports straightforward access while connecting the frontage with the garden and exterior areas beyond.





Location

Old Plough occupies a prominent position in Oldwood on the edge of Tenbury Wells, with the front gate opening directly onto Oldwood Common and surrounding countryside walks. The setting combines an open rural outlook with convenient access to the nearby market town. Tenbury Wells offers a varied high street with independent shops, cafés, bakeries, a supermarket and cinema, supporting everyday requirements and leisure. The Fountain Inn, a traditional black and white public house, is also within easy walking distance. This location provides an appealing balance between countryside surroundings and access to established town amenities.

Services

The property benefits from mains water, electricity and gas, with a gas system boiler and drainage is supplied via a septic tank.

Broadband Speed: Superfast broadband available. Download speeds up to 76 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long term forecast): According to the Environment Agency's long term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band E.





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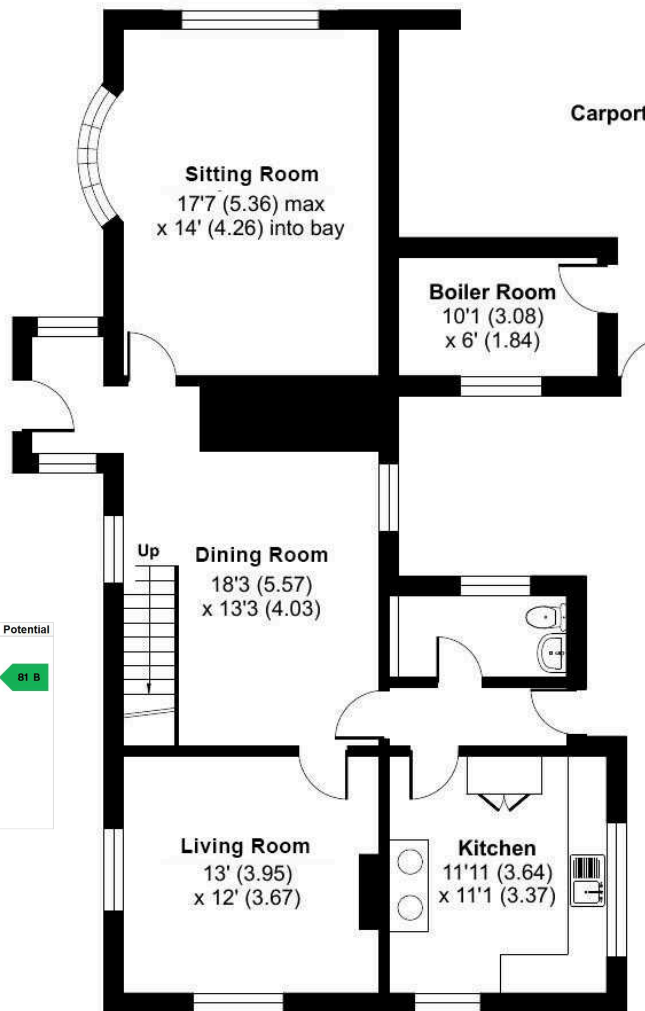
Approximate Area = 1527 sq ft / 141.8 sq m (excludes carport)

Outbuilding = 61 sq ft / 5.7 sq m

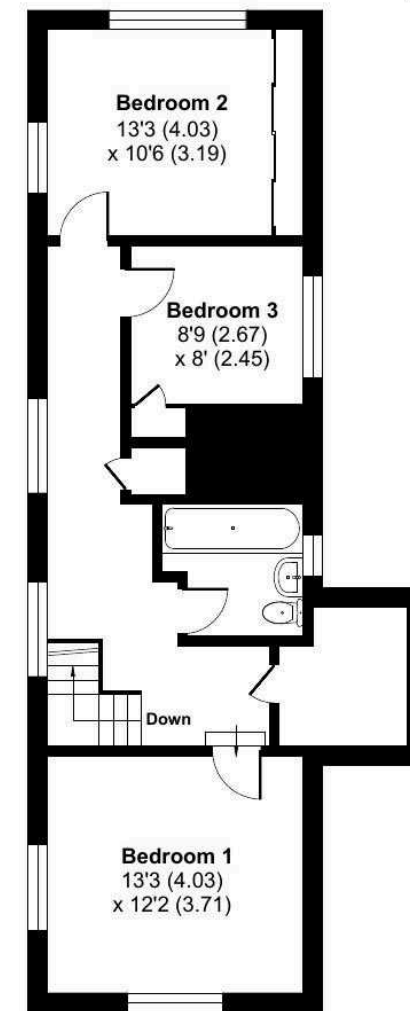
Total = 1588 sq ft / 147.5 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°che.com 2026. Produced for Andrew Grant. REF: 1516626



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