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Cloisters Cottage, Oldwood Road, St. Michaels, Tenbury Wells, Worcestershire WR15 8PH

Offers Over £399,000

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A charming period semi-detached family home, enjoying a superb level plot of just under half an acre. Uniquely located within the grounds of the historic King's College St. Michael's, this delightful property offers a superb rear outlook and is a gardener's haven. Originally built as the Master's House in 1912, this Edwardian property comprises generous and versatile accommodation to include Entrance Hall, two large Reception Rooms, Snug, large Conservatory, Kitchen, four Bedrooms and Shower Room. Enjoying access rights along the private drive, Cloisters Cottage offers so much potential for one to put their stamp upon and to truly enjoy this unique location. The hamlet of St. Michael's is located within convenient distance of the bustling town of Tenbury Wells, boasting a theatre, swimming baths, supermarket and a wealth of independent businesses and facilities. The area offers an impressive selection of walks in the beautiful countryside of the Teme Valley.



The property comprises the following accommodation (measurements are provided for identification only):

Approach - The property is approached via a tarmac driveway which leads to off-set private parking for two cars to the front/side. Additional parking for 2-3 cars in front of the gate. A paved pathway leads to the entrance door with open porch.

Entrance Hall - Under stairs cupboard. Staircase to First Floor. Doors to the First Reception Room and to the Snug. Wooden flooring.



First Reception Room - A large reception room in the original, Edwardian part of the house. Full of character and period features – high ceilings, Edwardian casement windows to the front and back, feature cast iron fireplace (working), picture rail and dado, wooden flooring.

Snug - A really charming room with feature decorative fireplace, wooden flooring and doors to Second Reception Room and Kitchen.



Second Reception Room - A large reception room in the extended part of the house. Currently used as a family lounge. Carpet flooring. Double doors to the Conservatory.

Conservatory – Superb extra living L-shaped space, with double-glazed UPVC windows, looking out to the side and rear gardens. Central heating radiators. Tiled flooring and double door to the rear gardens.



Kitchen – Fitted with a matching range of base units. Ample work surfaces. Stainless steel sink and drainer with mixer tap. Plumbing for washing machine. Planned space for cooker. Over-cooker extraction hood. Windows looking out to the rear garden and to the conservatory. Stable door leads to the backyard.



Either of the Reception Rooms may offer an opportunity for conversion to a large country house kitchen, with the current kitchen lending itself perfectly to become a Utility/Boot Room and a downstairs loo (subject to the required planning consents)

From the Entrance Hall a staircase rises to the

First Floor Landing & Hallway - Providing access to all bedrooms and the bathroom. Door to an over-stair, walk-in:

Cupboard - A useful storage space, fitted with shelf and good floor space for storage. Housing electricity equipment.

Bedroom One - Good size double, currently the master bedroom with large double-glazed window to the rear aspect. Feature cast iron fireplace. Recess for large fitted wardrobe. Wooden flooring. Radiator.

Bedroom Two - Currently used as an office. Large double-glazed window to front aspect. Feature cast iron fireplace. Carpet over original wooden flooring. Radiator.

Bedroom Three - Double bedroom. Large double-glazed window to the front aspect. Radiator.

Bedroom Four - Single, double-glazed window to the rear. Radiator.

Shower Room – The sellers inform us that they have replaced the Shower Room to a high standard, to include a white suite comprising: corner shower, vanity unit with inset hand basin and quartz top and low flush WC. Window to the rear. Central heated towel rail radiator. Tiled floor and tiled walls. Cupboard housing the Glo-worm LPG central heating combi boiler, annually serviced.



Outside - The property sits within a large plot with gardens to the front, side and rear, measuring just under half an acre. Off-set parking for two cars. Gardens with a variety of trees and fruit trees, flowering mature shrubs and plants. Four sheds located around the plot. Gravelled areas ideal for outside furniture.



Mobile & Broadband - Please refer to Ofcom by using the following link: www.checker.ofcom.org.uk

Restrictive Covenants - None that we are of

Note to Buyers - AML checks will be undertaken for successful buyers and there is a fee of £18 including vat per person payable.

Easements - The property enjoys easements with private access rights and private water rights.

SERVICES: We are informed that the property is connected to mains electricity. Private water. Shared septic tank drainage

HEATING: LPG central heating

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band C

TENURE: We are informed that the property is of freehold tenure.

DIRECTIONS: Exit Tenbury Wells South on the A4112. Proceed on Oldwood Road over the Common for approx. 1,5 miles. Turn left in St. Michael's to enter the grounds of "St. Michael Abbey School". The property can be found approx. 300 yards down the lane on the left-hand side.

VIEWING: By appointment through selling agents – McCartneys LLP: 01584 872153

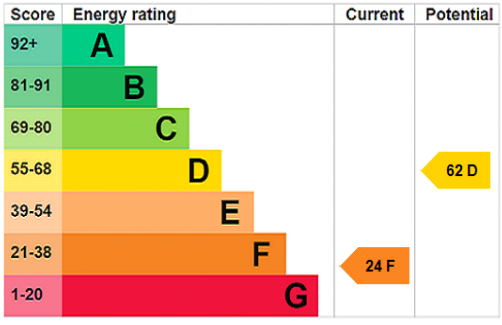
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

Details Last Updated: Thursday, 19 February 2026

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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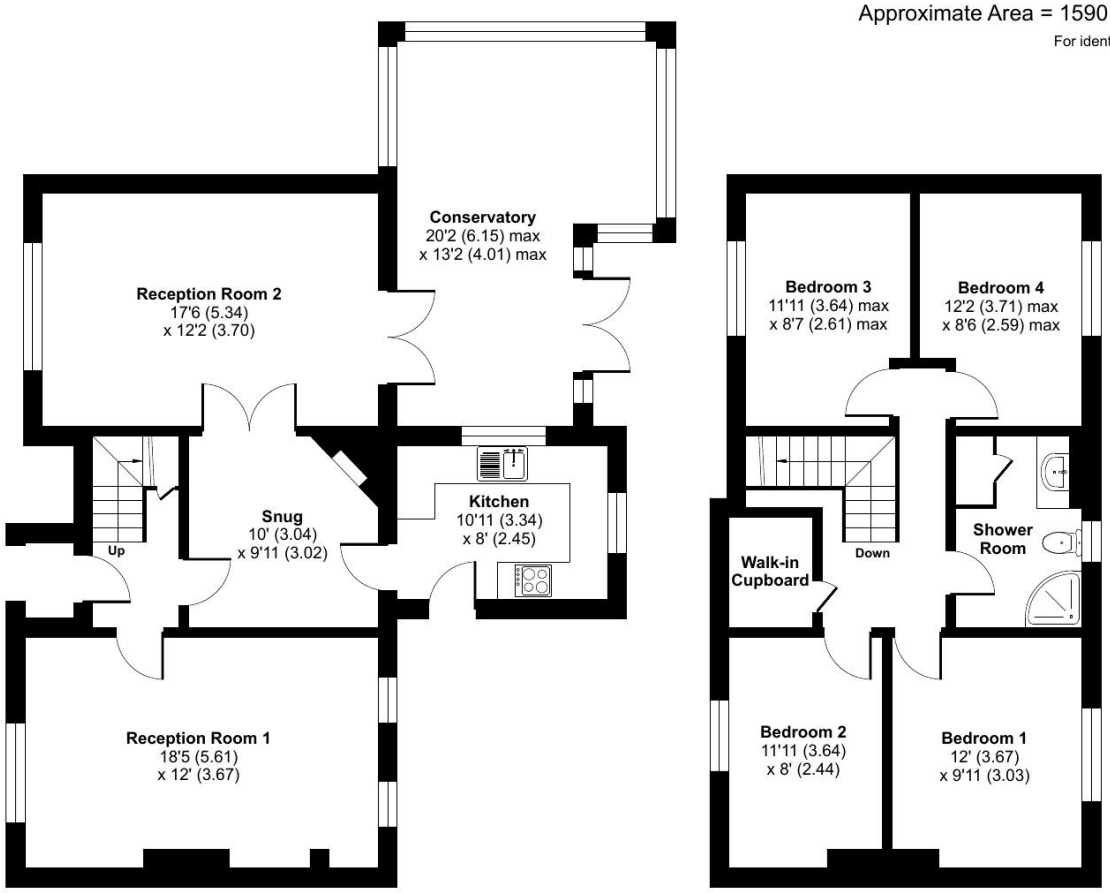


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Oldwood Road, Tenbury Wells, WR15

Approximate Area = 1590 sq ft / 147.7 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for McCartneys. REF: 1404418



