



ESTATE AGENTS

14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368
residential@bomfordandcoffey.co.uk

Minstead,
Main Street,
Pinvin,
South Worcestershire.
WR10 2ES

For Sale

Price £565,000



**AN EXCEPTIONALLY WELL PRESENTED AND MAINTAINED DETACHED
FOUR BEDROOM PROPERTY HAVING FLEXIBLE ACCOMMODATION
SET OFF A PRIVATE DRIVE IN QUIET LOCATION WITHIN THIS
POPULAR RURAL VILLAGE.**

Reception Hall, Good-Size Lounge, Conservatory, Separate Dining Room, Kitchen/
Breakfast Room, Two Ground Floor Bedrooms and a Bathroom Suite, First Floor
Landing, Master Bedroom with En-Suite (Jack and Jill), Guest Bedroom, Gated Brick
Paved Driveway, Detached Double Garage, Stone Paved Courtyard, Sculptured Garden
Frontage with Southerly Aspect.

Residential Sales Particulars

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Situation

Situated off a private drive (no maintenance) Minstead is an individually built detached, well planned house built by a local builder in 1994. The property has been extended and the addition of a conservatory making this an enviable house coming on the market for the first time.

This property is beautifully presented, set in a quiet location and has the flexible accommodation with ground floor and first floor bedrooms with two bathrooms, three receptions and a modern well-planned kitchen/breakfast room with granite worktop surfaces and integral appliances. The garden is to the front with southerly aspect, attractively laid out and providing an abundance of colour as you approach the house. There is further courtyard recreational area between the double garage, with courtesy door, and the kitchen. The whole is enclosed by pleasant mellow brick wall with ironworks and timber close boarded fencing.

Early appointments to view this house are recommended by the sole agent to avoid disappointment.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horseracing and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

Viewing

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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Property Comprises

Half panelled glazed timber front door with brass furnishings and security lock into

Reception Hallway with side elevation window, panelled radiator and multi socket power points. Coved ceiling and useful louvred fronted cloaks store cupboard. Ceiling light point. Airing cupboard housing lagged hot water tank with slatted shelving and 24-hour time control (central heating and hot water). Doors off to



Separate Dining Room measuring approximately 14'5" x 10'9" (4.39m x 3.28m) with high level window, coved ceiling, pendant light and wall light points. Large, panelled radiator with individual thermostatic control and multi socket power points. Sliding patio door with side panel to front elevation (overlooking front lawn). Further panelled glazed door leads into



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Kitchen/Breakfast Room measuring overall approximately 11'8" x 14'4" (3.56m x 4.37m) with range of co-ordinated kitchen units comprising granite work top surfaces, drawers and storage cupboards under. Built-in carousel unit, Hotpoint integral dishwasher. Plumbed-in washing machine, fitted cooker with ceramic hob, fan oven with separate grill incorporating top oven. Ceramic splash back and co-ordinated/black fitted extractor hood over with 3-speed fan and light point. Granite upstands to work top surfaces, white ceramic tiled surrounds, ample multi socket power points. Wall mounted storage cabinets and enclosed Vaillant gas boiler. Storage space for upright fridge/freezer. BT socket. TV aerial point. Dual aspect windows. Ceramic one and a half bowl sink unit with mixer tap. Inset ceiling lights. Room for kitchen dresser, half panelled glazed rear access door. Panelled radiator with individual thermostatic control.



Inner Hall with pendant light and BT point. Split level stairway leading to first floor with useful under stair storage cupboard. Panelled radiator, wall light point, ceiling light point.

Panelled glazed door into

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Lounge measuring overall approximately 19'8" x 14'5" (5.99m x 4.39m) with southerly facing bay window, feature ornamental brick fireplace with large mantle shelf and quarry tiled hearth. Ample multi socket power points, large double panelled radiator with individual thermostatic control. Wall light points, ceiling rose and coved ceiling. TV aerial socket and Sky point.



Fully glazed sliding patio door with side panel into



Conservatory
(Southerly Elevation)

measuring overall approximately 11'2" x 10'0" (3.4m x 3.05m) with double panelled glazed windows, polycarbonate panelled roof and vertical blinds. Wall mounted electric heater. Ceiling fan, triple light points. Multi socket power points, fully double glazed double doors lead out to paved area and sculptured lawn.

On the ground floor there is

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Double Bedroom (Three) measuring overall approximately 10'10" x 11'2" (3.3m x 3.4m) rear elevation window, panelled radiator with individual thermostatic control. Pendant light and multi socket points. Built-in vanity unit with handwash basin, storage cupboard and shelving over, shaver point and light. Wall mirror and ceramic tiled surrounds. High level storage cupboard and built-in wardrobes with shelf and rail.



Study/Bedroom Four measuring overall approximately 11'6" x 9'9" (3.51m x 2.97m) with side elevation window, panelled radiator with individual thermostatic control and built-in wardrobe cupboards, shelving and hanging space. Multi socket power points, wall light points and pendant light.



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Ground Floor Bathroom

measuring approximately 10'9" x 6'0" (3.28m x 1.83m) overall, with low flush WC, vanity unit handwash basin with mixer tap and storage cupboard under. Ceramic tiled surrounds, granite mantle shelf and shaped panelled bath with glazed shower screen and plumbed in electric shower with shower head on wall bracket. Hot and cold taps. Expelair extractor fan, high level opaque glazed window and inset ceiling lights. Chrome towel rail/radiator, access hatch to roof void, chrome accessories and pull cord switch.



Stairway with balustrading, being split level and with rear elevation window, leads up to

Landing with pendant light, front elevation window, coved ceiling and arch way into inner front landing.

Master Bedroom measuring overall approximately 13'6" x 12'5" (4.11m x 3.78m) with built-in double fronted, mirrored wardrobe cupboards, having shelving and clothes rails. Fitted overhead storage cupboards and upright wardrobe cupboard. Wall lights to bed head, coved ceiling, front elevation window. Large, panelled radiator with individual thermostatic control. Multi socket power points, TV aerial socket and pendant light.



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Jack and Jill En-Suite Bathroom

(with access off the landing and master bedroom)

Walk-in shower with glazed shower screen door, Mira Sport electric shower with shower head on wall bracket. Patterned ceramic tiled surrounds, upright chrome towel rail/radiator. Vanity unit handwash basin with storage cupboards under, mantle shelf and built-in cistern low flush WC. Storage shelving and cabinets to base level. Extractor fan and coved ceiling with inset ceiling lights. Wall mirror and glazed shelf. Shaver point, bathroom cabinet and glazed shelving. Rear elevation opaque glazed window.



Bedroom Two

measuring approximately 14'5" x 10'9" (4.39m x 3.28m) with built-in wardrobe cupboards. Vanity unit comprising handwash basin with hot and cold taps and useful storage cupboard. Shelving and fitted dressing table with drawer and wall mirror. Shaver point and light, partially ceramic tiled surround. High level fitted storage cupboards and wardrobe cupboards with rails and shelving. Panelled radiator with individual thermostatic control. Dual aspect front and rear windows. Coved ceiling, pendant light and further access hatch to roof void.



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Outside the Property

From the kitchen door there is rear paved courtyard, external mains water tap, outside light and trellised screening draped in colourful vines with a backdrop of mellowed brick wall with outside lantern lights.



Detached Garage having half panelled glazed courtesy door and further lantern light. Electrically operated up and over door and internally measuring approximately 15'5" x 16' 8" (4.7m x 5.08m) maximum. With light and power points, storage space for fridge/freezers. Constructed of brick over concrete base and pitched tiled roof.

Garden

Predominantly to the front of the property and accessed through brick archway with wrought iron gate and railings this enclosed garden is in an abundance of colour with stone paved walkway to the front door with lantern light. There is sculptured lawn and well stocked borders with annuals, roses and specimen shrubs providing this colourful display. There is a timber garden store, measuring approximately 12'0" x 5'0" (3.66m x 1.52m) to the side of the property, screened by further trellis.

From the courtyard area there is paved pathway providing bin store area and further mains tap with close boarded fencing around to the rear. There is gas meter point, weather lights and discreet clothes drying area.

Access Lane being a private road to Manor Farm buildings and other dwellings. Minstead has the right of access without maintenance to a five barred timber gated entrance and pedestrian gate to well planned garage forecourt being brick paved, sensor security light, providing ample off-road parking, access to the garage and further colourful display within front border.

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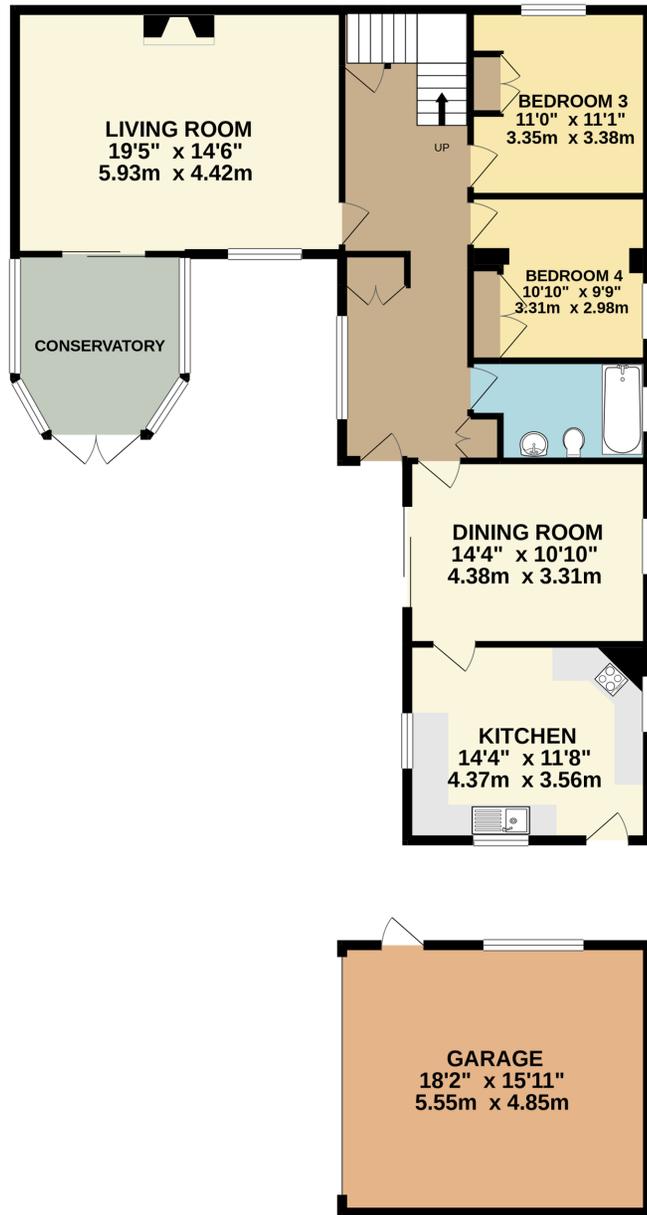
Detached Garage and Driveway

Front of House

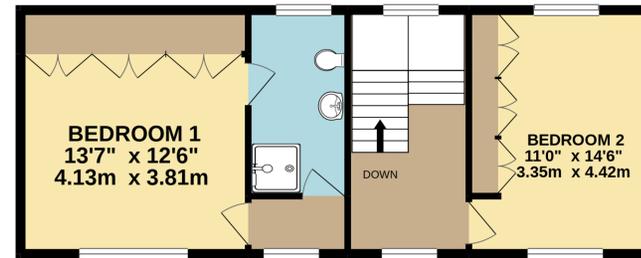


- Services:** All mains' services are connected to this property. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.
- Tenure:** The property is freehold
- Local Authority:** Wychavon District Council,
The Civic Centre,
Station Road,
Persnore
WR10 1PT Telephone 01386 565000
- Council Tax:** **Band F**

GROUND FLOOR
1470 sq.ft. (136.5 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 2016 sq.ft. (187.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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