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**Avon Bank House,**  
**Main Road,**  
**Wyre Piddle.**  
**WR10 2JB**

**For Sale**

**Price £595,000**



**AN IMPRESSIVE FIVE BEDROOM RIVERSIDE PROPERTY HAVING  
RIPARIAN RIGHTS WITH APPROXIMATELY 75 FT ( 22.86M)  
MOORING HAVING LANDSCAPED TERRACED GARDEN, BALCONY,  
CONSERVATORY AND OFF ROAD PARKING.**

Reception Hall, Lounge Opening onto Balcony, Kitchen/Breakfast Room,  
Conservatory/Dining Room, Five Bedrooms, Two En-Suites, Family Bathroom ,  
Cloakroom, Utility Room, Terraced Gardens, Useful Garden Store  
Brick Paved Driveway.

*Residential Sales Particulars*

## **Avon Bank House, Main Road, Wyre Piddle WR10 2JB**

### **Situation**

Wyre Piddle is a popular riverside village once on the through route to Evesham and now having a bypass there is no through traffic allowed with the road closed and only servicing the village. Avon Bank House is approached off the village road onto brick paved drive providing off-road parking. The property is constructed into the bank overlooking the River Avon standing above the floodplain level with terraced garden down to the mooring jetty and riparian rights on the river. The property with its south facing balcony has panoramic views both up and down stream together with the many properties that overlook the river from the village.

This well-planned property has steps leading down from the front parking to the entrance reception and the accommodation which is planned over two floors. On the top floor there are two en-suite bedrooms, a study room/bedroom five and a cloakroom. On the ground floor there are two bedrooms and a family bathroom together with a utility room and superb lounge with balcony. There is a fitted kitchen/breakfast room and a conservatory/dining room giving access also onto the balcony. The landscaped garden is designed into the terrace overlooking the river with useful large storeroom under the balcony and the mooring runs the length of the property taking a vessel up to 75 ft. (22.86m)

Wyre Piddle is an established old village with black and white thatched cottages and farmhouses together with modern and further period architecture. There is a local church, public house, village hall and guest houses. It is possible to walk along the river footpath to Pershore which provides all daily facilities.

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.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the south west, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outline regions. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, 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, good schools and major main shopping facilities, Worcester with its famous Cathedral and equally famous cricket club together with the River Severn, good schools and 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.

## **Avon Bank House, Main Road, Wyre Piddle WR10 2JB**

### **Property Comprises**

**Reception Hallway** Measuring approximately 6'4" x 10'7" (1.93m x 3.23m) with coconut mat well, fully glazed front door with side panels, panelled radiator and power point. Moulded coved ceiling and ceiling rose with pendant light. Under-stair storage cupboard with stairway leading to first floor and doors off to

**Lounge** Measuring overall approximately 19'10" x 14'7" (6.05m x 4.45m) maximum plus 7'9" x 9'9" (2.36m x 2.97m), with coved ceiling, chimney breast intrusion, wood burning stove inset on slate hearth. Panelled radiators, pendant lights, television aerial socket and multi-socket power points. Sliding patio doors with side panels out to balcony.



**Kitchen/Breakfast Room** Measuring overall approximately 18'2" x 8'2" (5.54m x 2.49m) with range of fitted kitchen units comprising worktop surfaces, drawers and storage cupboards under. Built-in oven and grill, four burner gas hob top with stainless steel extractor hood over, ceramic tile surrounds. Single drainer, one and a half bowl sink unit. Plumbing for dish washer, panelled radiator, base level storage for fridge and freezer. Wall-mounted display cabinets and storage cupboards. Front elevation double glazed window with venetian blinds, breakfast area. There is coved ceiling and ceiling lights, ample multi-socket power points and terracotta tile floor covering. Dual elevation double glazed windows, wall-mounted Worcester gas boiler with 24-hour time control, glazed door into

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**Kitchen/Breakfast Room**



**Conservatory**

Measuring overall approximately 12'8" x 8'7" (3.86m x 2.62m) with double glazed panels and ceramic tile floor covering. Fully glazed double doors out onto terrace. Light reflective glazed roof panels with temperature controlled opening roof windows, ceiling lights and multi-socket power points.



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From the hall there is an inner hall, with panelled radiator, pendant light and doors off to

**Bedroom Three** Measuring approximately 9'8" x 9'7" (2.95m x 2.92m) with window overlooking the river, venetian blinds, telephone point, ceiling light and panelled radiator. Multi-socket power points.



**Bedroom Four** Measuring approximately 13'8" x 9'5" (4.17m x 2.87m) south elevation window, shutters. Ceiling light and radiator, multi-socket power points. Useful storage cupboard with light and extractor fan.



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**Family Bathroom** Comprising panelled bath, with plumbed in shower over, folding shower screen, low flush WC. Handwash basin and ceramic tile surrounds, upright towel radiator, wall-mounted electric fan heater, wall mirror with lights over. Opaque glazed window and ceramic tile floor covering. Ceiling spotlights with pull cord light switch.

**Utility Room** with maximum measurement of 12'7" x 6'7" (3.84m x 2.01m) having one and half bowl stainless steel sink unit, single drainer and mixer tap. Plumbing for automatic washing machine. Base level storage cupboard and panelled radiator, side elevation window with vertical blinds. Range of fitted upright storage cupboard with shelving and rails, multi-socket power points, coving and ceiling light point.

Stairway from reception hall leads up to first floor with metal balustrading, timber rail and front elevation window. Ceiling lights, panelled radiator and access hatch to roof void. Airing cupboard housing hot water tank which is heated efficiently by solar panels, useful storage and ample slatted shelving.

**Bedroom One** Measuring approximately, 14'1" x 8'8" (4.29m x 2.64m) with dormer window, panelled radiator, inset ceiling lights and multi-socket power points. Exposed timber floor covering.



**En Suite Shower Room** comprising walk-in shower with sliding glazed door, Mira electric shower plumbed in. Ceramic tile surrounds, vanity unit with mixer tap and storage cupboards under. Low flush WC, panelled radiator, side elevation window with venetian blind, wall mirror, ceiling light and pull cord light switch. Extractor fan.

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**Guest Bedroom Two** Measuring approximately 9'8" x 14'9" (2.95m x 4.5m) into dormer window with shutters, panelled radiator, wall and ceiling light points, multi-socket power points. Exposed timber floor covering.



**En Suite Shower Room** with walk-in modern shower, sliding glazed door, ceramic tile surrounds. Mira Sport electric shower plumbed in. Wall-mounted handwash basin and low flush WC, towel rail and panelled radiator. Extractor fan and ceiling light point, ceramic tile floor covering.

**Bedroom Five/Office** measuring approximately 8'4" x 10'0" (2.54m x 3.05m) maximum with dormer window, shutters, panelled radiator, light and power points, exposed timber floor, built-in cupboard.

On this landing there is

**Cloakroom** comprising low flush WC, panelled radiator and pedestal handwash basin. Glazed shelf and towel ring, opaque glazed window and pull cord light switch.

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**Garden, Mooring and River**

From the brick paved drive steps lead down to first floor level with gravelled pathway to the front door and continuing the length of the property with pedestrian access at each gable.

**Front Aspect With Parking**



**The Balcony** running the length of the property with south aspect and accessed from the lounge and the conservatory as well.



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The landscaped terraced garden is colourful with walkways to river level and the mooring. There is the useful garden storeroom enclosed under the balcony.

The mooring is approximately 75ft (22.86m) in length, there is full Riparian rights from the riverbank.



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

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# GROUND FLOOR



# 1ST FLOOR



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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