



ESTATE AGENTS

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Croft Cottage,
46 Pensham,
Pershore,
Worcestershire.
WR10 3HB

For Sale

Guide Price £600,000



AN ATTRACTIVE AND EXTENDED DETACHED COTTAGE WITH LARGE CONSERVATORY, SEPARATE ANNEXE, GARAGING AND WORKSHOP SET IN ITS OWN GROUNDS OF APPROXIMATELY 3/4 ACRE IN RURAL SURROUNDINGS.

Entrance Hallway, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Boiler Room, Cloakroom, Master Bedroom with En-Suite, Two Further Bedrooms and Family Bathroom, Conservatory (Wood Burning Stove), Two Bedroom Annexe, Garaging and Workshop, Mature Grounds with Gated Driveway.

Residential Sales Particulars

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Situation

Croft Cottage offers interesting and flexible accommodation and has large conservatory between the cottage and annexe/garaging providing a multi-purpose reception area with wood burning stove and doors into the garden. There is a two-bedroom annexe with kitchen/dining room and utility room with first floor lounge and large bathroom being separate accommodation from the cottage which offers two good sized reception rooms, modern kitchen and utility room and the master bedroom has a large en-suite bathroom with walk-in wardrobe storage. The grounds surround the house with driveway to the front and open views to farmland and Bredon Hill.

Pensham is a rural hamlet approximately one mile from Pershore with period and red brick properties being predominantly an agricultural area bordered by the River Avon with views up to Bredon Hill.

The historic 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 southwest, the northeast, London and the Thames Valley, so significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately five 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, the Everyman Theatre and superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised shopping centre.

Viewing

BY APPOINTMENT ONLY

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

Canopied Entrance

with half panelled glazed front door, security lock into

Hallway

with BT point, panelled radiator and timber floor covering. Coved ceiling, pendant light with stairway leading to first floor and doors off to

Sitting Room

measuring overall approximately 18'10" x 11'10" (5.74m x 3.61m) maximum, with chimney breast having gas fire inserted, marble hearth, surround and mantle shelf. Dado rail and wall light points, coved ceiling and dual aspect, leaded double-glazed windows. BT point, power points and panelled radiators.



Dining Room

measuring approximately 10'10" x 13'0" (3.3m x 3.96m) with archway and open plan reception area (9'5" x 5'5") (2.87m x 1.65m) raised hearth, sealed fireplace and useful alcove. Front and rear elevation double glazed windows, panelled radiators and multi socket power points. Wall light points, coved ceiling and pendant light. BT socket and power points.

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Boiler Cupboard with Vaillant gas central heating boiler, (pressurised system), 24-hour time control. Colour glazed window, ceiling light and shelving, coat rail and hooks.

Kitchen/Breakfast Room measuring overall approximately 9'7" x 11'4" (2.92m x 3.45m) with ceramic tile floor covering and surrounds. Fitted kitchen units with worktop surfaces, drawers and storage cupboards under. Aga range cooker with two hotplates and double ovens. Second Aga upright cooker with 4-burner gas hob, oven and grill. BT socket, multi socket power points and extractor fan. Pendant light. Wall mounted storage cupboards, spice shelving and dual aspect double glazed and leaded windows. Single drainer, stainless steel sink unit with mixer tap. Doorway through to



Utility Room measuring approximately 9'7" x 7'8" (2.92m x 2.34m) maximum to include built-in larder cupboard with shelving, light point and consumer unit, storage for fridge/freezer, folding door. Single drainer stainless steel sink unit with storage cupboard under, plumbing for dishwasher and wall mounted storage cupboards. Ceramic tile floor covering and surrounds. Colour glazed window, worktop surfaces and base level storage cupboards. Ceiling light and ample power points. Rear access door into conservatory.

Stairway from hallway with banister rail leads up to

First Floor Landing with panelled radiator, rear elevation colour glazed window, pendant light and access hatch to roof void. Airing cupboard housing factory-lagged hot water tank and slatted shelving.

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Bedroom One measuring overall approximately 10'10" x 12'7" (3.3m x 3.84m) with front elevation leaded double-glazed window, panelled radiator, BT point and chimney breast intrusion. Sloping ceilings and built-in storage cupboard with coat hooks. Pendant light, multi socket power points.



En-Suite Bathroom measuring approximately 9'8" x 11'6" (2.95m x 3.51m) with further walk-in wardrobe cupboards with hanging space, coat rails and shelving. Panelled radiator, pedestal handwash basin, panelled bath with mixer tap and telephone handle shower attachment and extractor fan over. Low flush WC, partial ceramic tiled surrounds, pendant light and leaded double-glazed window. Chrome towel rail over panelled radiator.



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Bedroom Two measuring approximately 15'4" x 10'8" (4.67m x 3.25m) maximum. Built-in wardrobe cupboards with rail and shelving, dual aspect leaded double-glazed windows with roller blinds. Panelled radiators, light and power points.



Bedroom Three measuring approximately 9'7" x 8'0" (2.92m x 2.44m) with double glazed and leaded window, panelled radiator, TV aerial cable, light and power points.

Bathroom with claw-foot bath having mixer tap and telephone handle shower attachment. Patterned pedestal handwash basin and patterned low flush WC. Ceramic tiled surrounds, roof light Velux window. Pendant light, panelled radiator, ceramic floor covering and wall light point.



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From the utility room there is side access door into the conservatory.

Cloakroom with low flush WC, pedestal handwash basin and partial tiled surrounds. Ceramic floor covering, panelled radiator, shelving. Coat hooks and ceiling light point. Leaded double-glazed window.

Conservatory measuring overall approximately 18'9" x 29'4" (5.72m x 8.94) maximum. Having glazed roof connecting the cottage and the annexe/garage. Exposed brick open fireplace with wood burning stove inset. Wall light points, power points and panelled radiators. Ceiling lights and fan. Fully double-glazed sliding doors to front aspect and further sliding door into rear garden. (There is internal stairway leading up to first floor annexe suite).



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Annexe

with access door into hallway - inner hall with door into

Kitchen/Dining Room

bring L-shaped and measuring approximately 12'2" x 8'4" (3.71m x 2.54m) and extending to 3'8" x 7'0" (1.12m x 2.13m) with rear elevation sliding patio door into garden. Pendant lights. Fitted kitchen units comprising worktop surfaces and base level storage cupboards. Upright and wall mounted storage cupboards. Space for fridge/freezer. Partial patterned ceramic tiled surrounds, ample multi socket power points. 4-burner gas hob top with oven under and extractor filter over. Rear elevation window and TV aerial point.



Integral Utility Room

measuring approximately 5'5" x 8'0" (1.65m x 2.44m) being L-shaped with panelled radiator, shelving and plumbing for washing machine. Single drainer stainless steel sink unit, worktop surface. Ceiling light point, extractor fan and partial tiled surrounds.

Stairway within the conservatory leads up to first floor annexe accommodation with entrance door into



Lounge/Home Office

measuring overall approximately 16'9" x 15'0" (5.11m x 4.57m) with front elevation dormer window, panelled radiators, light and power points. Doors off to

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Bedroom One measuring overall approximately 12'7" x 11'5" (3.84m x 3.48m) with further dormer window having roller blind. BT point, panelled radiators and TV aerial socket. Multi socket power points. Built-in airing cupboard with lagged hot water tank and slatted shelving. Built-in wardrobe cupboards with rail and shelving.



Bedroom Two measuring approximately 11'5" x 8'7" (3.48m x 2.62m) with sloping ceiling, dormer window with roller blind, wall light points, panelled radiator and multi socket power points.



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Large Bathroom measuring overall approximately 14'10" x 7'6" (4.52m x 2.29m) with dormer window having opaque glazed panels and roller blind. Panelled radiator, pedestal handwash basin and low flush WC. Separate shower cubicle with electric Mira shower plumbed in. Ceiling lights, claw-foot bath and further handwash basin. Half ceramic tiled surrounds, shaver point and mirror fronted cabinet. Ceramic floor covering.

Garaging on the ground floor to the annexe there is flexible space at present planned with

Garage 1 with folding automatic door, measuring at maximum, 15'0" x 14'5" (4.57m x 4.39m). Light and power points, shelving and storage area. Double panelled radiator and doorway through to

Garage 2 /Workshop measuring overall approximately 31'0" x 11'7" (9.45m x 3.53m) with single folding garage door, light and power points. Gas meter point and separate consumer unit. Wall mounted gas boiler with 24-hour time control, panelled radiators, useful workshop area and rear elevation window.

Outside the Property

The Croft is approached through brick pillared gated access onto central driveway leading to the property. There is mature landscaped frontage with lawned areas, shrubbery, small orchard and interesting specimen trees to include silver birch and chestnut tree. There is a fine Scots pine and blossoming lilac, viburnum, lavender and rose.

Tarmacadam driveway opens to parking by the house with turning space and giving access to the garaging. There are outside sensor lights and lantern lights and paved walkway giving access to the rear garden where there is a pergola draped in clematis, lawned area and colourful stocked borders, weeping birch and Golden Rod. A private alfresco area overlooking farmland.



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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 G