



**ESTATE AGENTS**

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**Arbour House,**  
**Main Road,**  
**Wyre Piddle,**  
**Worcestershire.**  
**WR10 2HU**

**For Sale**

**Guide Price £625,000**



**A DISTINCTIVE GRADE II LISTED PERIOD VILLAGE  
PROPERTY DATING BACK TO THE 16TH CENTURY WITH AN  
INTERESTING HISTORY. IN MODERN TIMES THIS HOUSE HAS  
BEEN RUN AS A SUCCESSFUL GUESTHOUSE BEING SET IN A  
PROMINENT POSITION TOGETHER WITH A TWO BEDROOM FIRST  
FLOOR APARTMENT AND HAVING OFF-ROAD  
PARKING, LARGE WORKSHOP/GARAGE**

*Residential Sales Particulars*

## **Arbour House, Main Road, Wyre Piddle, Worcestershire, WR10 2HU**

### **Situation**

Arbour House is a fine Grade II listed property with flagstone floors and exposed oak beams. It stands behind a small village green, in the Avonside village of Wyre Piddle.

Originally built as a labourer's cottage in the 1550's it became the prosperous "George Inn" serving the boat hauliers on the banks of the River Avon. In 1651, it is said that Oliver Cromwell's soldiers took ale here and afterwards slept in the fields around the village.

By 1890 the George Inn became a private dwelling known as Arbour House.

The present vendors have run a successful guesthouse and have made many improvements to this fine historic house over the years. There are four principal letting bedrooms, three with en-suite and a family bathroom on the first floor. Within the property there are flagstone floor coverings in the dining hall and inner hallway where there are exposed wall and ceiling timbers. The drawing room, which was probably the bar room when it was The George Inn, is situated over the cellar, has an attractive grey marble fireplace with a woodburning stove inset. The kitchen has been refurbished which now provides top of the range fittings together with breakfast area and sitting area for family functions. The ground floor bedroom, to the rear of the property has en-suite facilities.

The annex apartment is above the large garage/workshop, on the first floor and provides good ancillary accommodation for rental purposes or dependant relatives.

The garden is to the rear with ample off-road parking and a shared entrance off George Lane to a neighbouring detached house.

The village of Wyre Piddle occupies a popular riverside position overlooking the River Avon and its moorings. There is a local pub, marina, church and village hall. There are scenic walks along the riverside to Pershore through 'The Wetlands Wildlife Reserve' which lead into the town.

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.

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Arbour House has been a successful guesthouse in recent years and due to retirement, this lovely property has come to the market.

This substantial and impressive property with a separate two-bedroom annex is a home which can offer an income or versatile living.

The accommodation in brief comprises of dining hall, inner hallway, main drawing room, snug/television lounge, kitchen/breakfast room, rear lobby/study, utility room, ground floor bedroom with en-suite, four bedrooms, three en-suites, family bathroom, large attic room, first floor, two-bedroom apartment, garage/workshop, off-road parking and pleasant garden.

### Property Comprises

#### Canopied Entrance

with timber front door having security lock into

#### Dining Hall

measuring overall approximately 13'9" x 14'8" (4.19m x 4.47m) with front elevation panelled glazed window having secondary double glazing. Flagstone floor covering, exposed mellow brick open fireplace with timber beam over. Useful alcove to one side having quarry tiled floor covering and exposed ceiling timbers. Air vent and wall mounted coat hooks, consumer unit and electric meter point. Ceiling light, built-in pine corner cupboard and further exposed wall timbers. Double panelled radiators with individual thermostatic controls. Access door to cellar.



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From the front reception, there is doorway into



**Inner Hallway** measuring 6'7" x 13'8" (2.01m x 4.17m) with exposed wall timbers, double panelled radiator, flagstone floor covering, light and power points. Wall mounted thermostatic control, stairway leading to first floor and door off to

**Snug/ Television Lounge** measuring approximately 11'8" x 17'0" (3.56m x 5.18m) with exposed brick fireplace, quarry tiled hearth and mantle shelf. Double panelled radiator with individual thermostatic control, side elevation, timber framed, double glazed windows, light and power points. Exposed ceiling timbers, television aerial point. Feature internal stable door.



Off the inner hall there is also a door into

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**Drawing Room** measuring overall approximately 27'5" x 12'8" (8.36m x 3.86m) with dual aspect front and rear windows, grey marble fireplace with mantle shelf, granite hearth and woodburning stove inserted. Television aerial point, picture rail and wall mounted lights. Double panelled radiator with individual thermostatic control.



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Door from the inner hall leads into

**Kitchen/Breakfast Room** measuring overall maximum approximately 26'0" x 14'5" (7.92m x 4.39m) with ample natural light from dual aspect windows. Period leaded window.

**Kitchen** measuring 13'6" x 10'4" (4.11m x 3.15m) with range of fitted kitchen units comprising Corian work top surfaces and Karndean floor covering. Base level storage cupboards with integrated fridge, oven and grill. Upright larder cupboard and space for fridge/freezer. Further space for microwave. One and a half bowl stainless steel sink unit with mixer tap. Plumbing for dishwasher and further base storage cupboards. Wall mounted storage cupboards, 5-ring gas hob top with extractor fan over. Exposed ceiling timbers and inset ceiling lights, ample multi socket power points.



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**Breakfast Area** measures approximately 13'3" x 14'4" (4.04m x 4.37m) with inset ceiling lights, multi socket power points, exposed wall and ceiling timbers, TV aerial point. Useful fitted, double fronted, pine store cupboard. Panelled radiator with individual thermostatic control.



Ledge and brace timber door from the kitchen leads into

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**Rear Entrance Lobby/Study** measuring overall approximately 13'8" x 10'5" (4.17m x 3.18m) with ceramic floor covering. High ceiling with exposed purlin beams and inset ceiling lights. Panelled radiator with individual thermostatic control and multi socket power points. Dimmer switch, coat hooks on rail and useful storage cupboard. Single, double glazed, sliding door with glazed side panel into garden and side elevation window. Opening into



**Utility Room** measuring approximately 8'6" x 6'5" (2.59m x 1.96m) with fitted units having work top surfaces, drawers and storage cupboards under. Circular porcelain sink unit with mixer tap, ceramic tiled surrounds. Plumbing for automatic washing machine. Wall mounted gas central heating boiler (Worcester), Honeywell 24-hour time control. Extractor fan, wall mounted storage cupboards and access hatch to roof void. Inset ceiling lights, multi socket power points. Access door to outside of the property.

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**Ground Floor Bedroom Suite** measuring overall approximately 20'9" x 10'4" (6.32m x 3.15m) with rear and side elevation windows. Double glazed doors lead into garden. Pendant lights, BT socket, power points, double panelled radiators with individual thermostatic control. TV aerial point. Built-in wardrobe cupboards. Wall mounted thermostatic control, exposed ceiling timbers and dimmer switch.



**En-Suite Bathroom** comprising panelled bath with mixer tap, patterned ceramic tiled surrounds. Concealed cistern low flush WC, vanity handwash basin with storage cupboard under. Ceramic floral splashback, upright chrome towel rail/radiator. Enclosed shower cubicle with sliding doors. Manual temperature control to shower unit with shower head on wall bracket. Ceramic tiled surrounds, Karndean floor covering and extractor fan. Inset ceiling lights and window with secondary double glazing.



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**Cellar** measuring approximately 12'8" x 27'3" (3.86m x 8.31m) with brick and cobble floor covering, mains cold water tap and light point.

Stairway to first floor landing with timber balustrading leads up to

**Landing** double panelled radiator with individual thermostatic control, exposed wall and ceiling timbers, wall light points and thumb latch doors.

**Bedroom One** measuring approximately 14'5" x 13'2" (4.39m x 4.01m) with front elevation panelled glazed period window, feature brick fireplace and exposed wall timbers. Double panelled radiator with individual thermostatic control. Light and power points.



**Bedroom Two** measuring approximately 13'3" x 13'2" (4.04m x 4.01m) with wall and ceiling timbers, feature brick fireplace, panelled radiator with individual thermostatic control. Pendant light and multi socket power points. Rear elevation leaded window with secondary double glazing.



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**En-Suite Bathroom** with timber panelled bath, mixer tap, telephone handle shower attachment. Patterned ceramic tiled surrounds and pedestal hand wash basin. Low flush WC, shaver point with light and extractor fan. Half panelled radiator with individual thermostatic control, co-ordinated towel rail and pull cord light switch.

**Bedroom Three** measuring approximately 14'10' x 11'0" (4.52m x 3.35m) with wall light points, exposed timbers and front elevation period panelled glazed window. TV aerial point, double panelled radiator with individual thermostatic control.



**En-Suite Shower Room** comprising low flush WC (Sanilav), pedestal hand wash basin and shower cubicle with Mira electric shower, shower head on wall bracket. Patterned ceramic tiled surrounds. Wall mirror, shaver point with light and glazed shelf. Half panelled radiator with individual thermostatic control, chrome towel rail and extractor fan.



**Inner Landing** with side elevation window having secondary double glazing, exposed wall timbers.

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**Family Bathroom** comprising timber panelled bath with electric shower over, patterned ceramic tiled surrounds. Low flush WC, extractor fan and exposed timbers. Rear leaded window with secondary double glazing having vertical blinds. Towel rail over double panelled radiator with individual thermostatic control. Pedestal hand wash basin with tiled splashback, wall mirror and light over, ceiling lights and pull cord switch.



**Bedroom Four** with dual aspect windows and measuring overall approximately 14'4" x 14'5" (4.37m x 4.39m). Ceiling light points, multi socket power points and TV aerial point. Double panelled radiators with individual thermostatic controls. Period leaded windows with secondary double glazing.



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**En-Suite Shower Room**

comprising low flush WC, pedestal handwash basin and tiled surrounds. Exposed wall timbers. Shower cubicle with Triton electric shower. Half panelled radiator with individual thermostatic control, high level window, shaver point and light. Wall mirror, towel rail and pull cord light switch.

**Attic/Loft Space** being predominantly timber boarded and having soft board roof insulation and exposed timber purlins and tie beams, ceiling lights and Velux roof light windows. Pressurised plumbing system and header tank. Useful storage area.

**Outside the Property**

**Annex Apartment**

Separate ground floor entrance into hallway with ceiling lights and storage heater, with stairway up having banister rail to first floor apartment with hallway measuring approximately 6'3" x 7'2" (1.91m x 2.18m) with doors off

**Kitchen** measuring approximately 6'3" x 10'4" (1.91m x 3.15m) comprising work top surfaces with shelving and storage under. Single drainer stainless steel sink unit with storage under. Wall mounted storage cupboards. Window with venetian blind, space for electric cooker, plumbing for automatic washing machine. Ceiling spotlights, power points, walk-in storeroom measuring approximately 10'0" x 4'4" (3.05m x 1.32m) with space for fridge/freezer. Ceiling light, lagged hot water tank with immersion heater.



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**Lounge** measuring approximately 10'0" x 10'0" (3.05m x 3.05m) having windows with secondary double glazing to side and rear elevation. Access hatch to roof void, ceiling light point, gas fire heater, TV aerial point and night storage heater.



**Bedroom One** measuring approximately 10'0" x 10'0" (3.05m x 3.05m) with ceiling light point, multi socket power points and window with secondary double glazing.



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**Bedroom Two** measuring approximately 8'2" x 8'3" (2.49m x 2.51m) with rear elevation window, secondary double glazing, light and power points, storage heater.



**Bathroom** with pull cord light switch, panelled bath and Triton electric shower over. Patterned ceramic tiled surrounds. Vanity handwash basin with cupboard under. Low flush WC, mirrored bathroom cabinet, extractor fan and wall heater, ceiling lights points.

**Garage/Workshop** measuring overall approximately, maximum, 33'8" x 12'8" (10.26m x 3.86m) minimum width with folding timber door, light and power points. Useful storage space.

**Garden**  
The property is approached off George Lane through pillared access onto ample off-road parking area. There is an attractive courtyard to the rear and a useful enclosed store measuring approximately 8'4" x 8'0" (2.54m x 2.44m). The rear access into the lobby/study and plant studded pathway leads up to barbecue terrace and alfresco area and lawn.



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**Lawn**



**Inner Courtyard**



**Seating Area**



**Garage and Driveway**

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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,  
Pershore  
WR10 1PT Telephone 01386 565000
- Council Tax:** **Band F**

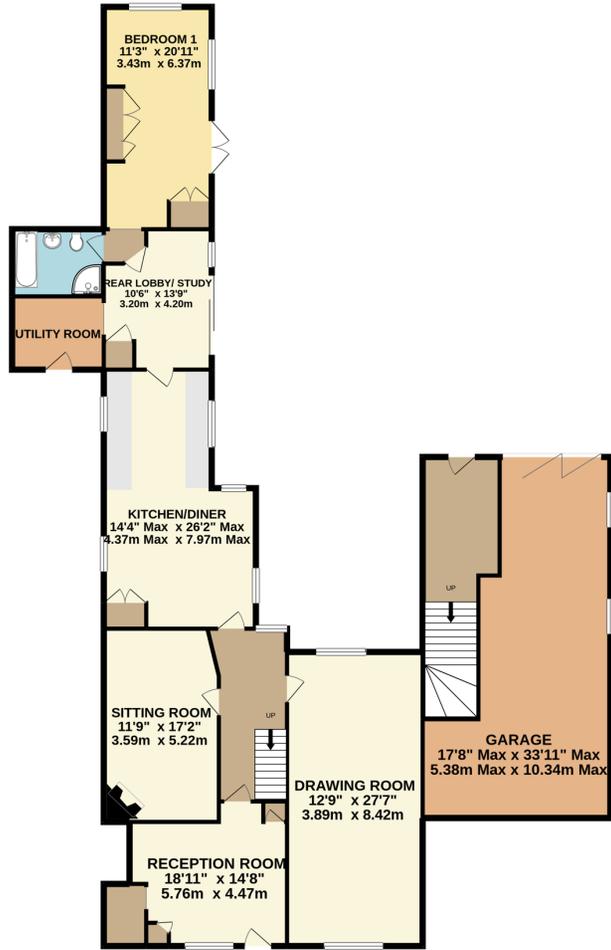
**Viewing**

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.

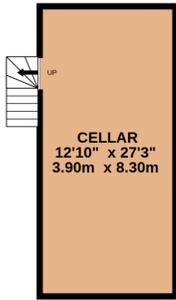
**Estate Agents Act 1991 (Misrepresentations Act 1967)**

(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.



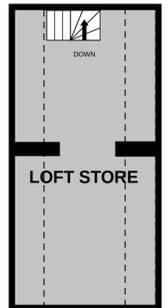
**BASEMENT**  
348 sq.ft. (32.3 sq.m.) approx.



**1ST FLOOR**  
1478 sq.ft. (137.3 sq.m.) approx.



**2ND FLOOR**  
379 sq.ft. (35.2 sq.m.) approx.



**TOTAL FLOOR AREA : 4409 sq.ft. (409.6 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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