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residential@bomfordandcoffey.co.uk

**The Old Court House**  
**58 Bridge Street**  
**Pershore**  
**Worcestershire**  
**WR10 1AX**

**For Sale**

**Price £449,950**



**A Georgian Style, Grade 11 Listed Terraced, Three Bedroom Town House. Well Presented with Attractive Cottage Garden, Set in Popular Residential Area, Giving Easy Access to High Street Facilities.**  
Entrance Lobby, Sitting Room (Wood Burner), Dining Room, Well Equipped Kitchen, Cloakroom, Cellar, First Floor Bedroom, Large Bathroom, Two Double Bedrooms Second Floor, En Suite WC, Attractive Rear Yard with Brick Garden Store Room, Wood Store, Garden Studio, Enclosed Cottage Garden.

*Residential Sales Particulars*

## **The Old Court House, 58 Bridge Street, Pershore, Worcestershire, WR10 1AX**

### **Situation**

This delightful townhouse with its attractive Georgian frontage, columned entrance and top parapet wall give an air of importance to this property known as 'The Old Court House'.

The present vendors have improved and modernised the interior, now presenting a character house with good sized rooms with period features and modern facilities. There is a useful cellar for storage, the sitting room to the front has large bay window and louvered blinds, together with woodburning stove. The dining room is part of the 'hub' of this property, being adjacent to the kitchen. The kitchen is fully modernised with bespoke kitchen units and large Range cooker with hood over. There is access to the garden from the kitchen and from the rear lobby, which leads onto a cloakroom. The bedrooms are good size, there is an en suite toilet on the top floor and a large modern bathroom with claw foot bath and separate shower on the first floor, which also offers enclosed plumbing for washing machine and tumble dryer.

The house has gas central heating, with the boiler situated in the outhouse/garden store. The cottage garden with its wood store and studio room is full of surprises, with rustic mellowed brickwork and retained borders.

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. The new Worcestershire Parkway Station is being 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 and major main shopping facilities, 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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### The Property Comprises of

Steps lead up to

**Entrance** with pedimented doorcase over columns with a fan light. Solid timber door with spy-hole and brass knocker, security lock and chain.

**Entrance Vestibule** with coconut matwell. Inner panelled glazed door with fan shaped borrowed light panel over. Leading into

**Sitting Room** measuring into bay window 15'8" x 14'7" (4.81 x 4.48m) having fitted louvred shutters, BT Open Reach master socket, ample multi socket power points, TV aerial socket and central ceiling light point. Feature period fireplace with wood burning stove inset, slate hearth and colourful period ceramic tile surround under mantle shelf. Chimney breast intrusion. Double panelled radiator.



**Hallway** with ceiling light point, door chime and wall mounted coat pegs. Stairway leading to first floor with access to cellar under.

**Cellar** with blue brick steps and useful shelving leading down to an open cellar measuring approximately 12'9" x 14'3" (3.93 x 4.36m) maximum. Having consumer unit and electric meter point. Gas meter point, air flow fan, light and power points, panelled radiator. Brick floor covering.

**Dining Room** measuring overall approximately 12' x 12'5" (3.66 x 3.81m) maximum, with chimney breast intrusion, gas coal effect stove inset over quarry tiled hearth. Ceiling lights and panelled radiator, multi socket power points. Exposed ceiling timber through to

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**Dining Room**



**Kitchen** with overall measurement of 12'6" x 9'7" (3.84 x 2.96m) comprising of a range of fitted kitchen with timber work top surfaces, drawers and storage cupboards under. Plumbed in dishwasher, one and half bowl stainless steel sink unit having mixer tap and single drainer. Ample power points, worktop surface lighting. Wall mounted display cabinets, storage cupboards and shelving. Free standing electric cooker (Baumatic) with ceramic hob, double oven and grill. Stainless steel splashback and extractor hood. Quarry tiled floor covering, inset ceiling lights, panelled radiator and roof light window giving good natural light. Panelled glazed double doors lead out to garden and doorway through to



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**Rear Lobby**

with ceiling light, space for upright fridge/freezer. Quarry tiled floor covering, further panel glazed door into garden and thumb latch door to

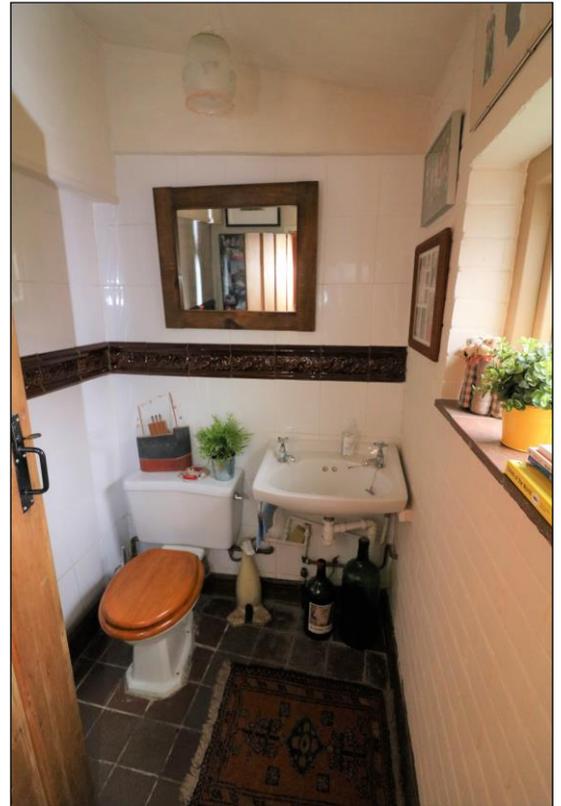
**Cloakroom**

with low flush WC, wall mounted handwash basin, opaque glazed window, ceramic tiled surrounds, panelled radiator and ceiling light point.

Stairway from hallway with balustrading (being split level) leads up to first floor landing, with ceiling light, multi socket power point and doors off to

**Bedroom One (Rear)**

measuring approximately 12'1" x 10'8" (3.69 x 3.29m) minimum, with chimney breast intrusion having enclosed hanging space to one side. Picture rail, ceiling light point, ceiling beam, panelled radiator and power points. Rear elevation sash window with window blind and half louvred shutters.



**Bathroom** measuring overall approximately 12'9" x 12' (3.93 x 3.66m) having front elevation sash window, louvred blinds and panelled radiator under. Low flush WC with enclosed cistern and useful storage cupboard over. Claw foot bath with mixer tap and telephone handle shower attachment. Upright towel rail/radiator. Good sized walk-in shower with glazed sliding screen door and ceramic tiled surrounds. Plumbed in shower with manual thermostatic control. Pedestal handwash basin with further storage cupboard over. Enclosed plumbing for automatic washing machine and space for dryer. Inset ceiling lights, dado rail and pull cord light switch.

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**Bathroom**



From the first landing, further stairway (being split level) leads up to second floor with balustrading.

**Top Landing** with double glazed roof light, wall light point and doors off to

**Bedroom Two (Rear)** measuring approximately 12' 2" x 11' 3" (3.72 x 3.44m) having rear elevation window, panelled radiator, exposed timber floor boards, feature period fireplace and built-in wardrobe cupboard to one side of chimney breast. Exposed timber beam, access hatch to roof void, light and power points.



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**Bedroom Three (Front)** measuring overall approximately 12'5" x 13' (3.81 x 3.96m to include en suite) with front elevation window, double panelled radiator, exposed timber floor boarding, light and power points. Second inspection hatch to roof void.



**En Suite** having low flush WC, wall mounted vanity unit with storage cupboards under, mirror fronted cabinet with down lights.

**Outside the Property**

There is paved yard from the kitchen which leads to



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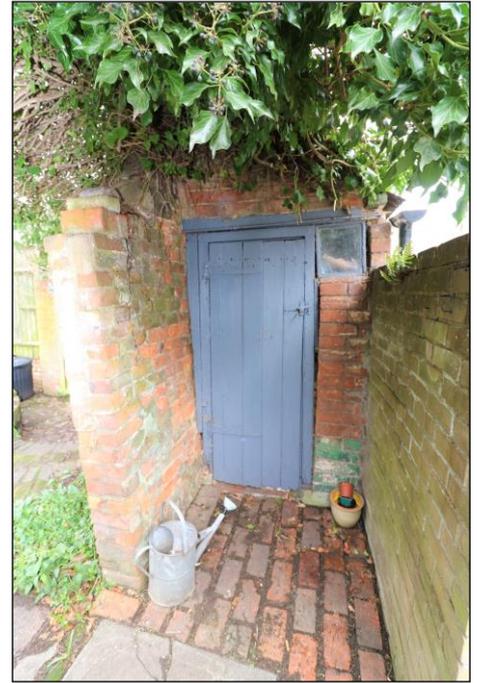
### Useful Brick Store

(Attached) measuring internally approximately 5'10" x 10'9" (1.55 x 3.32m) with light and power connected. Valiant gas central heating boiler. Window, plumbing for automatic washing machine. Ample space for fridge/freezers.

Beyond this paved area there is **Brick Wood Store**, mellow brick wall, holly tree opening into the rear cottage garden.

### Studio/Summer House

Measuring approximately 8' x 9' (2.44 x 2.74m) with power connected. Having leaded glazed windows and double doors. Ceramic tiled floor covering, studio styled space overlooking this picturesque cottage garden with paved areas, pea gravel and timber sleeper retainers to well stocked borders. There is grape vine attached to garden wall, fruit tree and roses, and an ideal garden for ornaments. The garden offers a side gate into pedestrian passageway which leads from Bridge Street to Masons Ryde.



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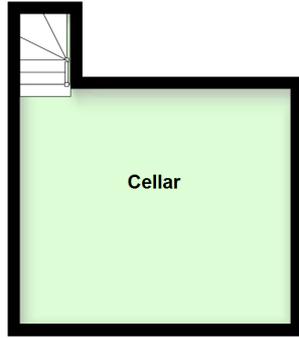
**Inside the Studio/Summer House**



- Services** All mains services are connected to this property. There is gas central heating. 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 E**

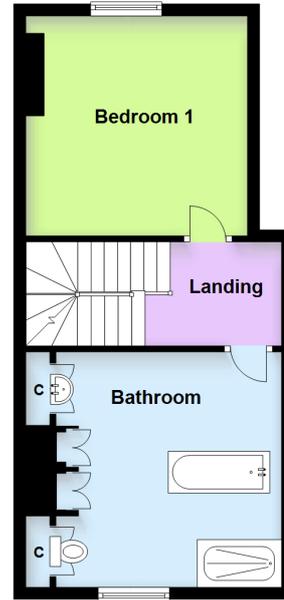
### Cellar

Approx. 18.7 sq. metres (201.1 sq. feet)



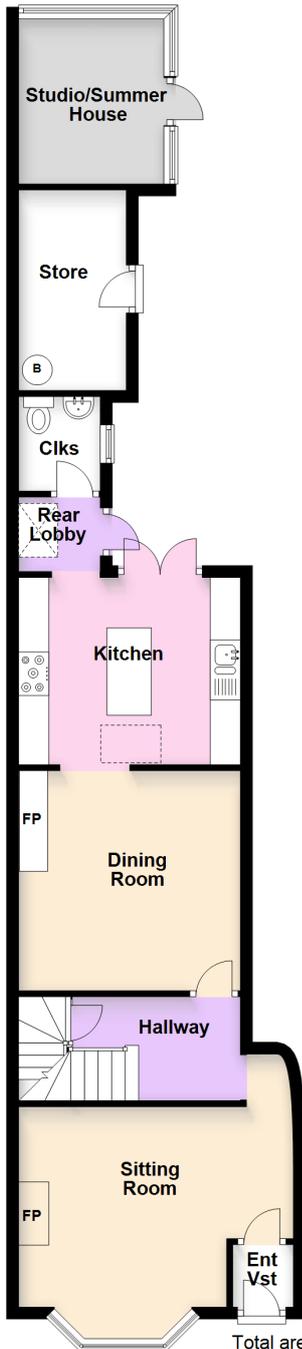
### First Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



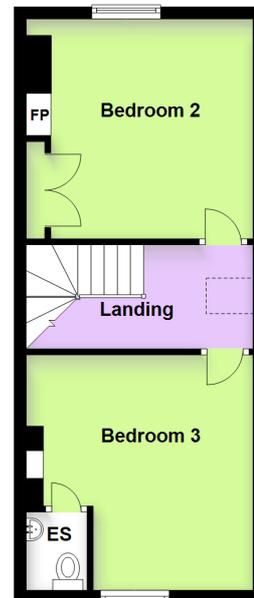
### Ground Floor

Approx. 65.7 sq. metres (706.8 sq. feet)



### Second Floor

Approx. 36.5 sq. metres (393.4 sq. feet)



Total area: approx. 160.0 sq. metres (1722.1 sq. feet)

Prepared by Avonvale Solutions. Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.  
Plan produced using PlanUp.