



# Mulberry Cottage

Pensham | Worcestershire

**Johnsons**  
PROPERTY CONSULTANTS



Country retreat on a quarter-acre plot, nestled in the idyllic the village of Pensham

# Comfort and character



Pensham Hill, Pensham, Pershore,  
Worcestershire, WR10

This characterful home offers a rare opportunity to enjoy village life in the sought-after location of Pensham. Set on a generous quarter-acre plot and surrounded by open countryside, the property exudes charm throughout. The home's original features and thoughtful modern additions offer a warm welcome, whether it's the rustic red brick fireplace, the inviting bay-windowed living room, or the bright and airy dining room flowing into the garden.

Perfect for families, remote workers, and anyone seeking a slower pace of life, the home boasts multiple reception areas, four bedrooms, and stylish bathrooms. Outside, the cottage garden offers a peaceful escape, with established planting, wildflower meadows, and scenic walks in every direction. The property has planning permission for a ground floor extension, offering practical potential.



4



2



1,656 sq ft



01386 761515



[sales@johnsons-property.co.uk](mailto:sales@johnsons-property.co.uk)



[johnsons-property.co.uk](https://johnsons-property.co.uk)





# Modern countryside living

## Ground Floor

The welcoming, cosy lounge enjoys dual-aspect windows and a striking red-brick fireplace with a solid-fuel burner. A second reception room features a generous bay window overlooking the front garden and a second fireplace. The traditional farmhouse kitchen includes a full-height pantry and leads through to the bright dining room. This space is enhanced by skylights, oak bi-fold doors, and double patio doors to the garden. A utility room with ample built-in storage and a ground-floor cloakroom complete the downstairs layout.

## First Floor

The first floor comprises four generous bedrooms and two bathrooms. The master bedroom overlooks the extensive front gardens, offering a tranquil escape. The main bathroom includes a freestanding roll-top bath and tasteful fittings throughout. The second bathroom features a contemporary double shower. One of the bedrooms is currently configured as a home office, making the layout highly adaptable to modern lifestyles.

## Outside

The property's setting is one of its standout features. The quarter-acre plot includes cottage gardens with a mix of mature planting, lawns, seating areas, and a wildflower meadow. Whether hosting friends or simply relaxing with a book, the garden offers peace and privacy in equal measure. To the rear, an oak-framed, timber-clad shed provides excellent storage and doubles as a covered seating and BBQ area.



## Situation

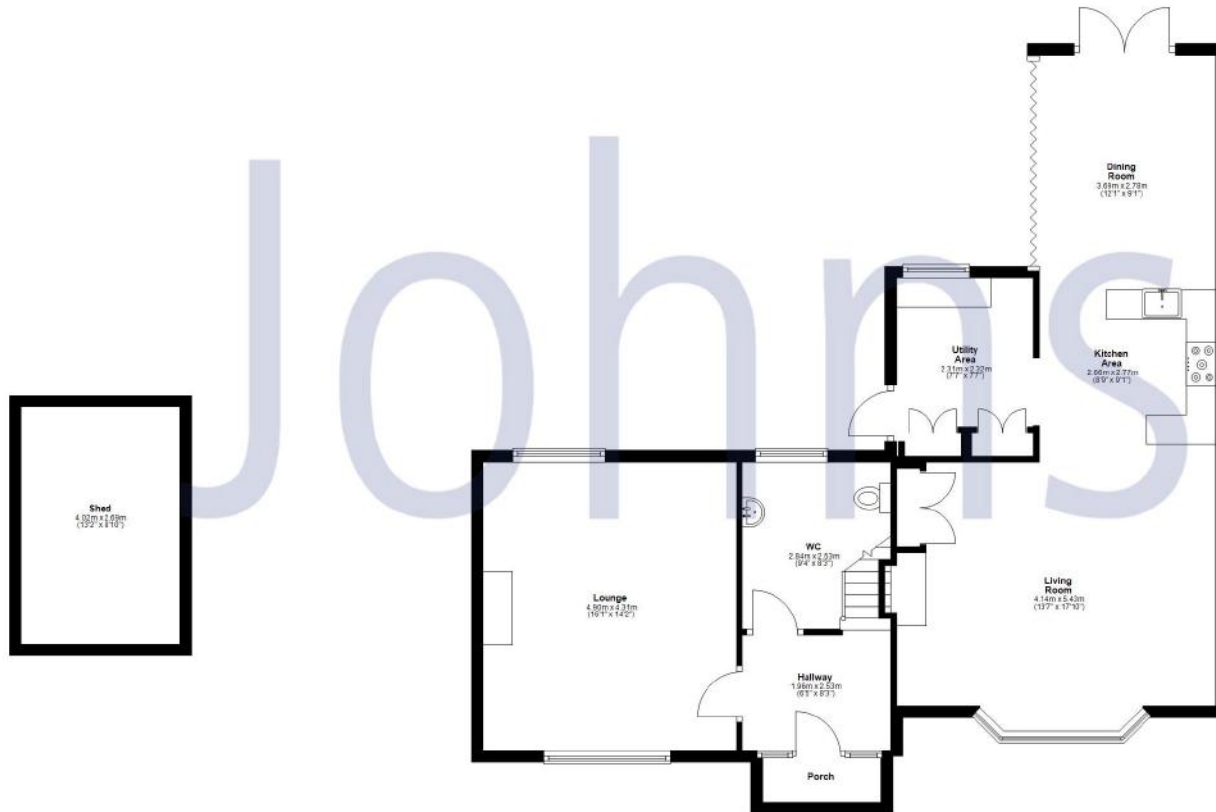
Pensham is a delightful and quintessential Worcestershire village, located just over a mile from the Georgian riverside market town of Pershore. Nestled on a meander of the River Avon, yet notably never recorded flooding, the village offers a serene and picturesque setting.

Although Pensham no longer retains a shop or pub, it has sustained its community spirit with the creation of a village field in 2000. This green space, complete with a small orchard, woodland, and open lawns, provides an idyllic backdrop for local events, sports and leisurely strolls.

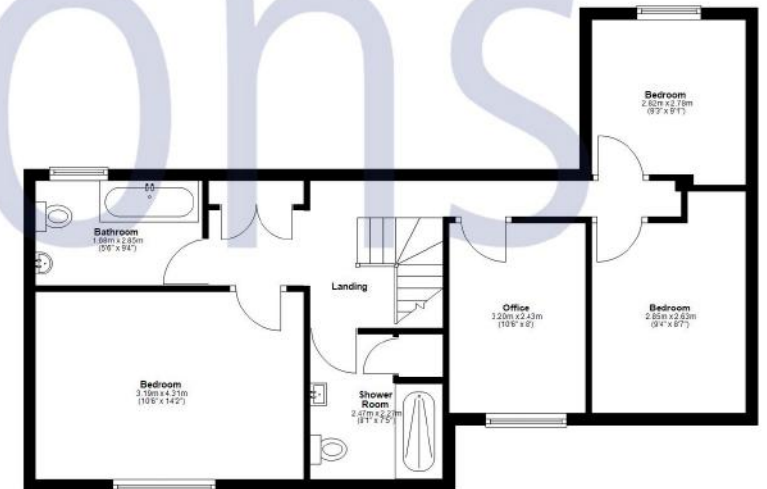
The village's proximity to Pershore also means that everyday amenities - from independent shops and a community arts centre to schools and direct train services to Birmingham and London - are within easy reach.



**Ground Floor**  
Approx. 92.3 sq. metres (993.4 sq. feet)



**First Floor**  
Approx. 61.6 sq. metres (663.1 sq. feet)



Total area: approx. 153.9 sq. metres (1656.4 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and subject to change without notice. Prospective buyers or tenants should verify all information independently.  
Plan produced using PlanUp.

## Services

The property is assumed to have mains services connected or within close proximity, although interested parties are advised to make their own investigations to confirm availability. The services, including plumbing, heating, and electrical systems, have not been tested by the selling agents, and no warranties or guarantees are provided regarding their condition or functionality.

Enquiries about broadband availability, estimated strength and download speeds can be made with BT.

## Tenure

The property is being sold with freehold tenure, offering the buyer full ownership of both the house and its land.

## Method of Sale

The property is being sold by private treaty, inviting offers directly from interested parties.

## Local Authority

The property is located within the jurisdiction of Wychavon District Council.

We endeavour to make the sales details accurate, if there is any matter that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the seller(s). Fixtures and fittings not included. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, if instructed.

## Plans and Boundaries

Planning and boundary details are available upon request, and potential buyers are encouraged to make enquiries with Wychavon District Council for further information regarding future developments or land use.

## Directions

Take the B4084 from Evesham. After Pershore College, turn left onto Pensham Hill. At Pensham, turn right. The property is situated on the right.

## Viewings

Viewings are available by appointment only through the sole selling agent, Johnsons Property Consultants.

To arrange your viewing appointment, please contact our friendly sales team.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Selling?



Scan for an instant market report on your home.



### Travel Distances

Evesham - 6.8 miles Pershore - 1.5 miles  
Worcester - 10.8 miles



### Nearest Stations

Pershore - 3.1 miles  
Worcestershire Parkway - 6.8 miles



### Nearest Airports

Birmingham Airport - 39.1 miles  
London Heathrow - 99.1 miles



**Steve Anderson**

Residential Sales Consultant

(01386) 761515

[steve.anderson@johnsons-property.co.uk](mailto:steve.anderson@johnsons-property.co.uk)

**Johnsons**  
PROPERTY CONSULTANTS

