



RIVERSIDE

MORGAN  
APS  
SALES & LETTINGS



# RIVERSIDE

Broadway Road, Birlingham, Pershore, WR10 3AF

*A serene home of effortless elegance  
with wonderful rural outlook.*

Idyllically positioned above the beautiful River Teme, this is proper period splendour. Top to toe features from soaring ceilings to ornate fireplaces - every corner exudes grandeur and character.

Elegant living spaces ideal for both entertaining and effortless day-to-day life. The light-filled and wonderfully airy master bedroom, complete with river views, is the ideal retreat at the end of a busy day.

Outside, the fabulous formal landscaped gardens stretch down your very own private slice of the riverbank, a nature superhighway - sit quietly and watch the natural world through the seasons.

G&T on the terrace, croquet on the lawn - this is more than a house - it is a lifestyle. The perfect escape in a stunning south facing rural setting.

To reassure - the house has never flooded.



Sainsburys Worcester



Chantry,  
Worcester



Laylocks Garden Center,  
Holloways



A good selection of  
local state & private  
schools



The Talbot, Knightwick,  
The Crown at Martley



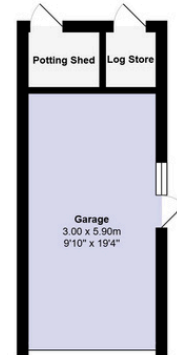
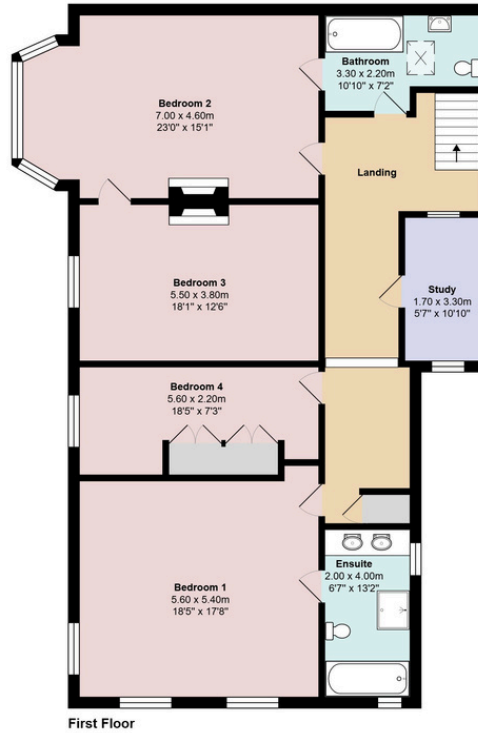
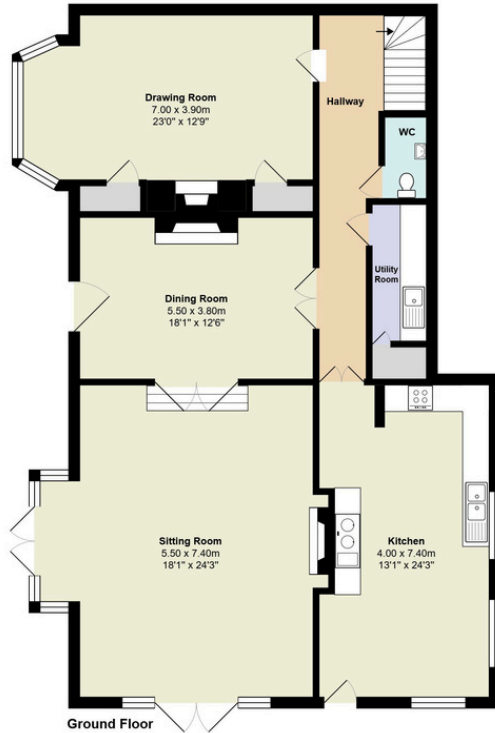
Worcester & Malvern  
Train Stations







# FLOORPLAN



Total Approx Area: 307.0 m<sup>2</sup> ... 3305 ft<sup>2</sup> (excluding garage)

All measurements of doors, windows, rooms are approximate and for display purposes only.

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 the operability or efficiency can be given.





## IN A NUTSHELL

- Extraordinary double reception room, large dining room leading to the grand drawing room drenched in natural light and simply uplifting - utterly stunning and an entertainer's dream
- A most handsome sitting room with a wonderfully ornate fireplace, opulent panelling and dramatic floor to ceiling windows - the perfect spot for a bit of r&r at the end of the day
- Kitchen diner with proper country vibes. AGA, beautiful character windows and access to the garden and sun terrace - plenty of space for the chef extraordinaire
- Really pretty and spacious hallway with cloakroom and laundry room. Throw open the double doors to the drawing room for maximum impact
- Master bedroom - an absolute delight. Light, airy and with views over the river. Space for an enormous bed and an en-suite with bath and separate shower
- Guest bedroom with beautiful marble fireplace and exquisite tiling. Jack and Jill bathroom with shower. Gorgeous views across the valley
- Three further bedrooms - all beautifully light and with views to stare at for hours and all with period features and large windows. Potential study or perhaps a walk-in wardrobe
- Outside, half an acre and a gardener's delight. Manicured lawns stretch down a private slice of riverbank. 2 sun terraces: several options for a G&T spot. Garage and stores, plenty of gated parking

# The Nitty Gritty

mains water and electrics  
Private drainage  
Oil fired Central Heating  
Grade II listed

Freehold

Malvern Hills District Council  
Council Tax Band G

what3words:///mushroom.tadpole.clouding



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