



Sunshine Cottage
Pirton | Worcestershire | WR8 9EJ

SUNSHINE COTTAGE

Sunshine Cottage is a gorgeous three-bedroom country home, with a one-bedroom annexe set within a prime position in Pirton. This elegant family home embodies country living in a rural setting, boasting ample living spaces, including a kitchen and breakfast room, multiple sitting rooms featuring an inglenook fireplace, and a spacious home office. The three bedrooms offer stunning views of the surrounding countryside and ample grounds that encompass it, with the main bedroom suite being particularly impressive, featuring a dressing room and a large ensuite.



Ground Floor: When stepping into this inviting home you immediately enter the farmhouse styled kitchen/breakfast room, to the right-hand side, a large family space benefitting from a central island, oil-fired Rayburn and exquisite views of the lawns and fields to the rear. There is plenty of storage space including a deep pantry, and a timber lintel above the aga is the added touch to this wonderful room. To the left, when entering the property, you step into a long utility/boot room with WC, also proving another access to the rear.

Continuing through the kitchen, you enter the cosy sitting room, the ceiling littered with exposed beams adding to that cottage-styled character, and there is a large inglenook fireplace forming the centrepiece to this room.

Moving along you will find the second garden sitting room and home office. This sitting room is exceptionally spacious with two sets of French doors leading to the wonderful grounds that surround it, and the home office, which could easily function as a library and benefits from a prime position looking towards the front entrance.













Seller Insight

“ When we relocated from London, we were looking for a home that was close to family, peaceful, surrounded by countryside, and had an annexe for my mother-in-law to live with us. Sunshine Cottage ticked all the boxes with its lovely garden, beautiful surroundings, and a cosy annexe. We didn't see anything else that came close to what Sunshine Cottage offered.

Sunshine Cottage truly lives up to its name when it's bathed in sunlight. Our favourite spot is the conservatory, where we love to eat while watching the birds on the feeders. The snug, with its huge fireplace, is perfect for winter evenings, providing a warm and inviting space to relax. The house has a charming "chocolate box" front that often receives admiring looks from passers-by. The garden and the views it offers are spectacular, and the sense of community here adds to the overall appeal.

The interior spaces of Sunshine Cottage are both practical and charming. Since moving in, we have replaced all the main house windows with hardwood double glazing, renovated the bathrooms, upgraded the annexe, and built a new double garage with a secure oil store. These upgrades have enhanced both the functionality and the aesthetics of the home.

This home has provided us with a peaceful and green haven. My mother-in-law, who sadly passed away last year, loved the annexe, which she helped redesign. It was a perfect space for her, and it added to the overall comfort and liveability of the property.

Nature is a major interest for us, and the large garden is designed to attract wildlife, especially birds. We have seen over 50 bird species in the garden and many more nearby. Every year, we create a calendar of our best bird photos, celebrating the natural beauty that surrounds us.

We've hosted numerous family and friends gatherings, both indoors and outdoors. One particularly memorable event was being part of the New Year progressive dinner, where each home on the route hosted a different course and party game. It was a wonderful community event that highlighted the friendly and supportive nature of our village.

Pirton is a small village where it's easy to get to know everyone. We will miss our wonderful neighbours. The village has an active committee that arranges various events, such as celebrations for the Coronation. I was a Parish Councillor for several years, and we have contributed to improving local facilities, such as repainting the phone box for a book exchange and arranging the installation of a new bench on the green. We are also enthusiastic members of the local book club.

Sunshine Cottage is ideally located for enjoying lovely walks, such as those to Pirton Pool and Croome National Trust. It's handy for shopping in the attractive Georgian town of Pershore and the larger city of Worcester. The area also offers good road and rail links, making it convenient for accessing amenities and essential services.

To maximize your enjoyment of this home, keep the garden beautiful with plenty of wild spots for nature. Feeding the birds is a simple pleasure that brings a lot of joy and enhances the connection to the natural surroundings.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





First Floor: From the main entrance you can immediately access the first floor via the stairway. To the left there is a generous sized family bathroom with bath and shower and to the right you enter a wide landing with access to two double bedrooms. Both doubles share the private vista to the front, one with built-in storage, and one with a feature brickwork wall.

When continuing down the hallway and stepping down you enter the main bedroom suite with a dressing room, and very large ensuite bathroom with shower and bath. The main bedroom feels grand in size, and bright with a double aspect to the rear of the plot.





Outside and Annexe: The plot is in the perfect position, set back from the road with a good-sized, hedge lined driveway upon approach, easily able to park four or so vehicles. There are trees and foliage allowing the property to be privately screened, with lawns to the frontage adding to this home's beautiful façade. A brick built, double garage stands beside the property with an electric door, and there is a shed, store, and stable to be utilised too. There is a separate, private paddock behind the annexe, beautifully manicured lawns to the rear and side of the main house, and finally a gate leading to a small orchard with apple and plum trees and wildflowers, adding to this sizable property's externals. The entire plot benefits from countryside views of fields making it a tranquil location.

The annexe is immediately ahead from the driveway, and features a bright, open plan kitchen, living, and dining room. The ground floor continues with a downstairs double bedroom with ensuite, French doors from the bedroom lead to the private paddock externally. A staircase leads to two rooms upstairs with vaulted ceilings, ideal for storage. Being entirely self-contained, the annexe is ideal for multi-generational living.











LOCATION AND HISTORY

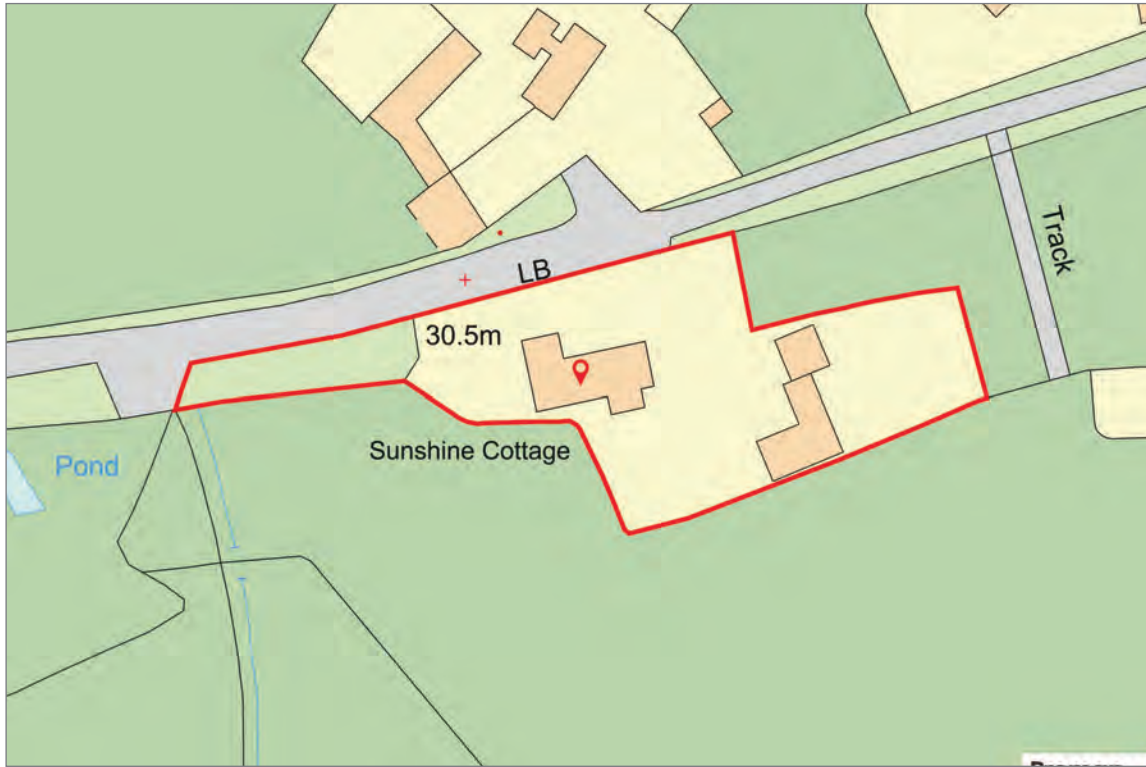
Sunshine Cottage is situated within the beautiful Worcestershire countryside between the Malvern Hills and the Cotswolds. Cheltenham, Gloucester and Tewksbury are all within 25 minutes and the boating marina at Upton-on-Severn is 6 miles away.

The county town and cathedral city of Worcester, lying on the banks of the river Severn, is some 7 miles away, providing for high street shopping and has one of England's great cathedrals, racecourse, county cricket ground, premiership rugby club and university. The M5 motorway, accessed via Junction 7 at south Worcester, is 6 miles providing for onward travel to Birmingham and the surrounding industrial and commercial areas as well as Birmingham International Airport, the M40 and London. The M5 south also provides for commuting to Cheltenham, Gloucester and Bristol.

The river Avon and the Georgian market town of Pershore are just 5 miles away, which has a great selection of independent retailers as well as high street names. The train station has a direct line to Paddington which takes approximately 90 minutes. Connected to the cross-country network, Worcester has 3 main rail stations that provide direct links to Weymouth, Bath Spa, Bristol, Cardiff and Nottingham.

If education is a priority, then Worcestershire and Herefordshire are blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. Malvern gives its name to both The College and Malvern St James, whilst in Worcester you find both the King's School and Worcester Royal Grammar School.





Utilities, Services and Property Information

Utilities: Mains electricity and water. Private drainage via a septic tank. Oil-fired central heating. Services: Superfast broadband (FTTC) and 4G/5G mobile coverage available in the area – please check with your local provider.

Construction: Brick and tile.

Parking: Garage parking for 2 vehicles & driveway parking for 4+ vehicles.

Property Information: Section 106 restrictions - annexe not to be sold or let separately, first floor storage only, all further extensions/buildings require planning permission.

Public Right of Way - Short stretch of footpath from the road to the farmer's field crosses the property to the west, across the very end of the orchard (it is fully fenced in).

Other Rights or Arrangements - Two electricity poles subject to Western Power Wayleave Agreement - annual payment received - £44.28 in 2024.

Services Crossing the Property or Neighbouring Property - BT wire from the street to the annexe crosses the neighbour's field. Electricity cable from one of poles mentioned continues east to neighbours.

Covenants on the title plan – please speak with the agent for further details.

Tenure
Freehold

Local Authority
Wychavon
Council Tax Band F

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01905 678111

Website
For more information visit www.fineandcountry.com

Opening Hours
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

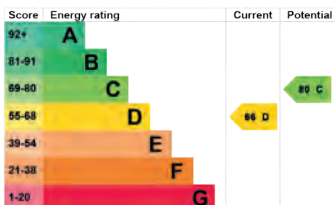
The Annexe, Sunshine Cottage

Approximate Gross Internal Area = 86.0 sq m / 926 sq ft
 Outbuildings = 57.6 sq m / 620 sq ft
 Total = 143.6 sq m / 1546 sq ft
 (including Double Garage)

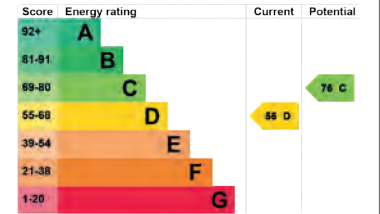


This plan is for guidance only and must not be relied upon as a statement of fact.

Annexe

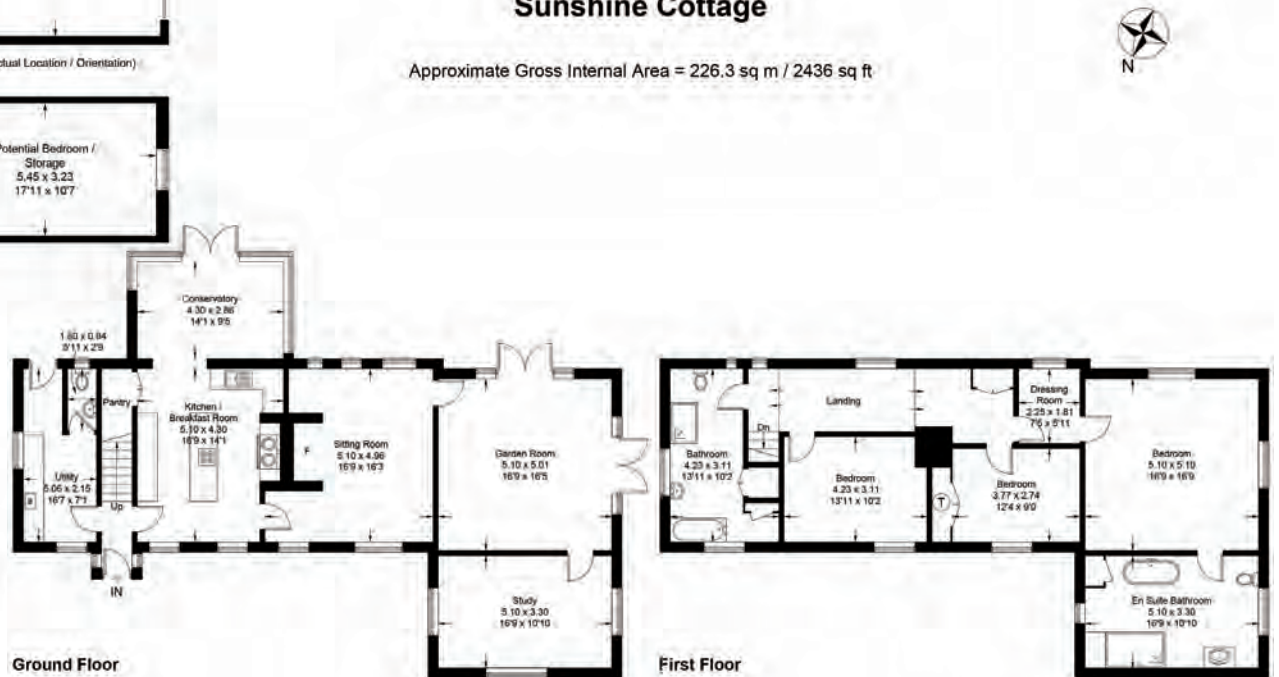


Cottage



Sunshine Cottage

Approximate Gross Internal Area = 226.3 sq m / 2436 sq ft



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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 19.07.2024







BERT ROGERS

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Bert's strong history in construction project management enables him to utilise his skills in communication, negotiation, and client management. Past work includes being involved with luxury penthouses in Birmingham, private new build dwellings, and the Arabic Islamic Science Museum in Kuwait. Consequently, his project-minded, process-driven nature shines through, ensuring the best price is obtained for the client via Fine & Country's unmatched marketing. Overall, Bert has a natural interest in real estate, gym work, and the great outdoors.

YOU CAN FOLLOW BERT ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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