



**Ayrton House & Cottage, Bridge Street, Pershore, WR10 1AT**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A Grade II Listed Townhouse offering characterful features throughout and well proportioned accommodation having been sympathetically improved/updated over three floors with a detached two bedroom cottage to the rear offering further accommodation & a potential income, all enjoying a private mature garden with a westerly aspect and situated in a convenient central location to the town centre.

The accommodation in brief comprises:

Ayrton House/main house  
Entrance Hall  
Two Reception Rooms  
Refitted Kitchen Breakfast Room  
Cellar  
Four Double Bedrooms  
Landing/Study Area  
Laundry/Utility Room  
Bathroom, Shower Room x2 & Cloakroom/WC  
Walk in wardrobe  
Loft storage room

Ayrton Cottage  
Lounge  
Kitchen  
Two Bedrooms  
Shower Room

To the rear of the property is a private mature garden predominately laid to lawn with floral/shrub borders, a Garden Room/Studio/office (with Power & Light). A side passage way leads from the front of the property to the rear accessing both the main house and the cottage. Private westerly rear aspect.

All mains services are connected, central heating is installed.

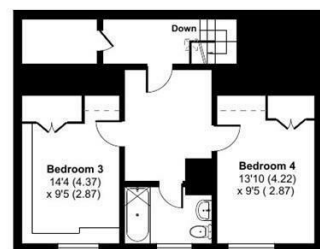
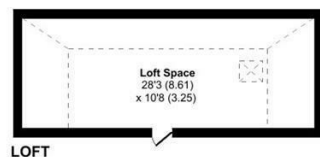
Council Tax Band(s): Ayrton House band C -  
Ayrton Cottage band A

EPC Exempt - Grade II Listed Building





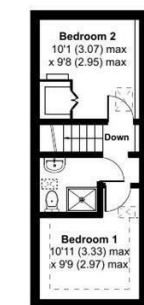




SECOND FLOOR

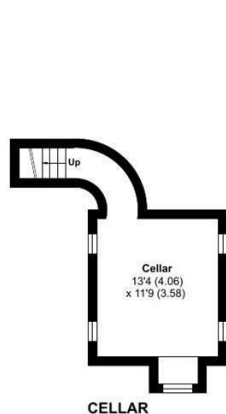


FIRST FLOOR

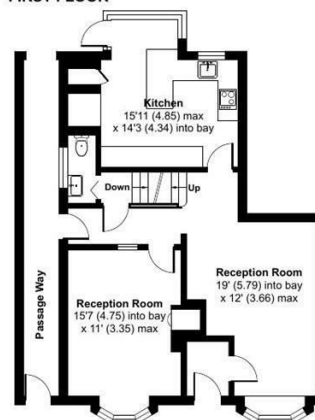


ANNEXE FIRST FLOOR

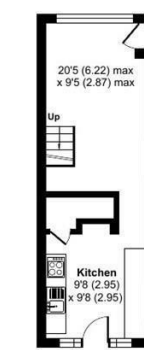
Denotes restricted head height



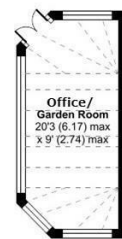
CELLAR



GROUND FLOOR



ANNEXE GROUND FLOOR



OUTBUILDING

## Bridge Street, Pershore, WR10

Approximate Area = 2455 sq ft / 228 sq m (excludes passage way)

Limited Use Area(s) = 178 sq ft / 17 sq m

Annexe = 529 sq ft / 49 sq m

Outbuilding = 174 sq ft / 16 sq m

Total = 3336 sq ft / 310 sq m

For identification only - Not to scale

## Key Features

- A beautifully presented Grade II Listed Townhouse with cottage
- Well proportioned accommodation with characterful features throughout
- Two Reception Rooms & Four Double Bedrooms
- Refitted Kitchen Breakfast Room, integrated appliances & quartz worktops
- Laundry/Utility Room & Cloakroom
- Bathroom & Two Shower Rooms
- Separate cottage with Kitchen, Lounge, Two Bedrooms & Shower Room
- Mature Private Gardens - Westerly aspect with Garden Room/Studio
- Convenient central location
- The property has undergone extensive refurbishment/works to include electrics/wiring, heating and wooden floors

**Guide Price**  
**£575,000**

EPC Rating -

Tenure - Freehold

Council Tax Band - C

Local Authority -  
Wychavon\*

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