



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.

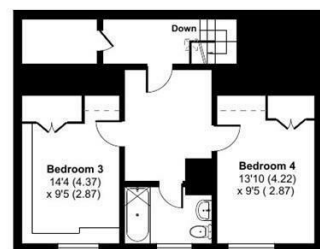
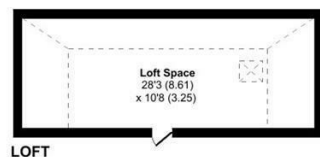
All mains services are connected, central heating is installed.

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

EPC Exempt - Grade II Listed Building



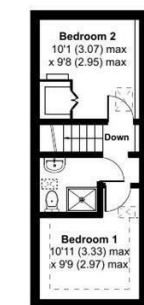




SECOND FLOOR

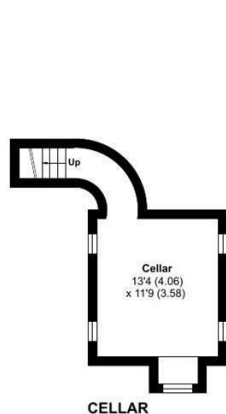


FIRST FLOOR

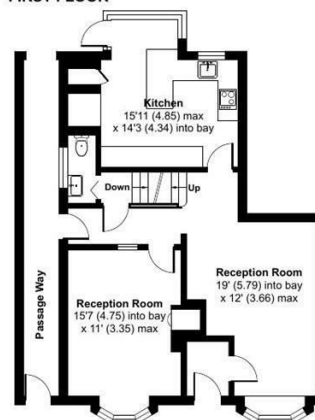


ANNEXE FIRST FLOOR

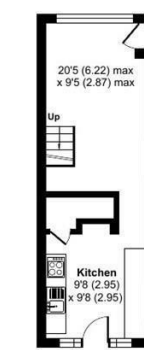
Denotes restricted head height



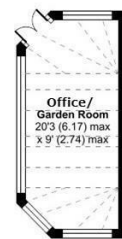
CELLAR



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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