

Andrew Grant  
PRESTIGE & COUNTRY



The Finches

Lower Moor, WR10 2PL

# The Finches

Bridge Street, Lower Moor, Pershore, WR10 2PL

**5 Bedrooms 3 Bathrooms 4 Reception Rooms**

“A remarkable period family home”...

Scott Richardson Brown CEO

- This period family home in an idyllic village setting boasts elegant and spacious interiors. High-quality flagstone tiled flooring, traditional doors and exposed beams create a timeless charm throughout the property.
- The kitchen breakfast room is the heart of this home, featuring space for a range oven with an extractor above, surrounded by exposed brickwork.
- A special addition is the cosy snug, which features charming beams and exposed brickwork, providing a perfect space for entertainment.
- The master bedroom includes a luxurious en-suite bathroom, a dressing room with built-in wardrobes and French doors to a wonderful balcony.
- There is an impressive approach to the property via an expansive gravelled driveway, which leads up to the detached garage/workshop.
- The stunning gardens and grounds of this property are a standout feature, with an extensive rear garden designed for private outdoor dining and relaxation on a large patio with a charming pergola.

2,815 sq ft (261.5 sq m)





Traditional doors, wooden beams and exposed brickwork create a timeless charm throughout the property.

This beautifully presented period home exudes character and charm throughout, offering an exceptional layout of accommodation.

The ground floor encompasses a triple-aspect sitting room, a dining room, a kitchen breakfast room, a snug and a bedroom with private access and an en-suite shower room. Ascend to the first floor to discover four generously sized bedrooms and a family bathroom.

The luxurious master suite features an expansive dressing room with built-in wardrobes, a spacious en-suite bathroom and a balcony.

Outside, ample driveway parking and a garage/workshop grace the front, while the large and mature rear garden provides a serene backdrop to the home. Additionally, within the private grounds, a wash house adds convenience, offering ideal laundry solutions.



## The entrance

The Finches is approached via an expansive gravelled driveway, guiding you to the garage/workshop and the charming canopied entrance of the home. Offering ample parking for multiple vehicles, the property provides convenient access from the parking area to both sides. On one side, a wooden gate leads to the rear garden, while the other side opens to a gravelled area alongside the property.

This inviting and expansive hallway is bathed in natural light from the front window. The space boasts high-quality flagstone tiled flooring and traditional doors not only add character but also provide convenient access to essential amenities like the office and cloakroom. Moving down the hallway, a door leads to the kitchen breakfast room at the rear, while an internal window on the side offers a glimpse into the dining room.





## The kitchen breakfast room

The kitchen breakfast room serves as the heart of this home. Wooden wall and base units, accompanied by extensive granite worktop space, frame a Belfast-style sink perfectly positioned in front of the sizeable rear-facing bay window that offers a delightful view of the garden. An integrated dishwasher adds modern convenience.



Between the units, there is space for a range oven with an extractor above, elegantly surrounded by exposed brickwork and a wooden beam, complemented by tiled splashbacks. A unit discreetly houses a large American-style fridge freezer. The kitchen's charm is further

enhanced by flagstone tiled flooring, recessed ceiling spotlights and a character beam gracing the ceiling. A part-glazed door on the side beckons you to the garden, while another door opens into the adjacent snug, creating a seamless flow throughout the ground floor.



## The snug

This cosy snug is a delightful feature, offering a spacious and inviting reception area, perfect for relaxing and enjoying the latest blockbuster. The room is adorned with two windows on the front aspect and French doors leading to the rear garden, allowing ample natural light to fill

the space. Character abounds in this room, highlighted by exposed brickwork along one wall and charming beams gracing the ceiling. Recessed spotlighting adds a touch of sophistication to the ceiling, while the floor is elegantly finished with flagstone tiling.



## The dining room

Accessed from the kitchen, the dining room boasts an impressive size, offering abundant space for a large dining table and chairs. Enriched with captivating features, exposed beams grace both the walls and ceiling, contributing to this room's aesthetic charm. Wooden flooring

adds a touch of warmth, while ambient wall lighting creates a welcoming atmosphere. French doors at the rear fill the room with natural light and open out to the patio, while a convenient door on the side leads to the sitting room, making it an inviting space.





## The sitting room

This enchanting room exudes character, with beautiful beams found on both the ceiling and walls, while a captivating fireplace takes centre stage as its focal point. A delightful bay window at the rear offers

stunning views over the garden, creating a picturesque setting. With further windows on the front and side aspects, this triple-aspect room is exceptionally airy, welcoming in an abundance of natural light.



The focal point of the room is the lovely log-burner, set upon a brick hearth with a herringbone-bricked surround and wooden mantel, infuses warmth into the room, making it a truly inviting haven.



## The ground floor bedroom

The ground floor bedroom offers exclusive access through French doors on the side, providing a private retreat. This spacious double bedroom is perfect for multigenerational living, offering individual quarters for any family member or serving as an inviting space for guests. The room is

bathed in light from ceiling spotlights, creating a warm and welcoming atmosphere. It comes complete with its own en-suite shower room, featuring a low-level WC, a stylish bowl washbasin set atop a vanity unit, a generously sized walk-in shower cubicle and pristine white tiling.



## The office

This light-filled office, adorned with wooden flooring and complemented by a casement window, offers the perfect workspace for those working from home.



## The cloakroom

Concluding the ground floor amenities is an indispensable cloakroom, featuring a low-level WC, washbasin, flagstone tiled flooring and a window overlooking the rear aspect.



## The master suite

Ascending the wooden balustraded staircase, you are greeted by a galleried landing with a spacious built-in wardrobe/cupboard. The entrance to the master suite is through a spacious dressing room featuring a bank of built-in wardrobes, a large window with a view

of the rear garden and as an added luxury, French doors to the side that open to a charming balcony, a perfect spot for your morning coffee or evening drinks. The dressing area, carpeted for comfort, is thoughtfully separated from the bedroom by partial open-plan division.



The bedroom itself is generously sized, offering a delightful dual aspect with lovely views to both the front and rear. Wooden flooring, recessed spotlighting and built-in storage cupboards enrich the room's appeal.



## The en-suite bathroom

This luxurious master bedroom extends its indulgence to the huge en-suite bathroom, fitted with an opulent suite including a low-level WC, a washbasin set atop a vanity unit and a free-standing claw-foot bathtub

with a telephone-style shower attachment to the mixer tap. The bathroom also features a large separate shower cubicle with a rainfall shower head and a separate handheld shower attachment.



Adding to its charm, the room boasts an exposed brick wall, sandstone tiling to the flooring, tiled splashbacks, recessed ceiling spotlights, ample storage and a window to the rear.





## Bedroom two

Bedroom two is a generous double bedroom accommodation, yet is also very cosy, featuring a sloped ceiling, a window which floods the room with natural light and ample space for freestanding furniture.



## Bedroom three

Bedroom three is also a generous double, but features spacious built-in wardrobes, as well as convenient access to the loft via a hatch. Windows flood the room with natural light and offer views overlooking the garden.



## Bedroom four / upstairs office

The remaining bedroom, currently utilised as an office, is positioned at the front of the property. There is ample space to convert it into any convenient room of your choosing, whether it is keeping it as an office, transforming it back into a bedroom, using it as a gym area, etc.



## The family bathroom

The bedrooms are complemented by a well-appointed family bathroom, featuring a low-level WC, washbasin set atop a vanity unit and a bathtub with a rainfall shower head. Further features include tiled

flooring, stylish metro tiling on the walls, a chrome towel radiator, a convenient storage cupboard and a window on the side aspect. The family bathroom concludes the first floor amenities.



## Gardens and grounds

The extensive rear garden features a large patio adjacent to the property, complete with a charming pergola, creating the perfect setting for delightful outdoor dining and relaxation. Beyond, a sprawling, mature lawned garden unfolds, bordered by a blend of

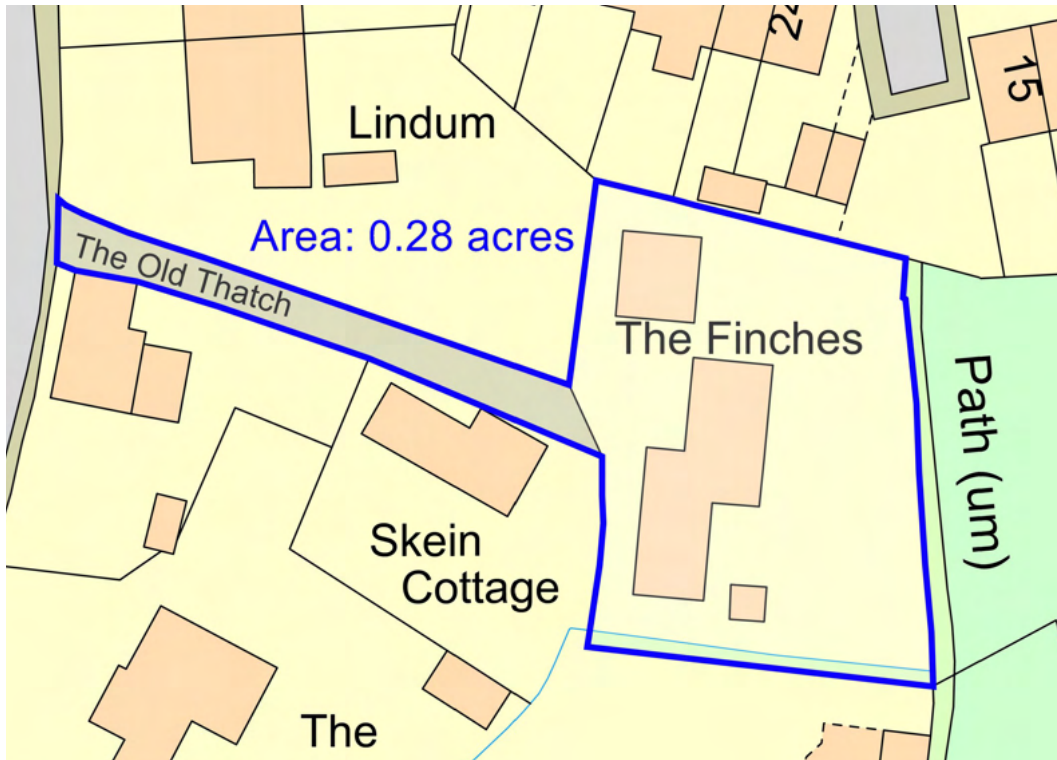
mature hedgerows and fencing. The landscape includes several specimen trees, adding visual interest throughout the seasons. This serene garden offers an exceptional level of privacy, making it a high-quality, family-friendly and pet-friendly outdoor space.



## The outbuildings

The spacious garage/workshop, with double doors at the front accompanied by a window and pedestrian door, is ideal for individuals working on projects or as a secure shelter for your vehicle. This generously sized garage offers versatility and ample storage.

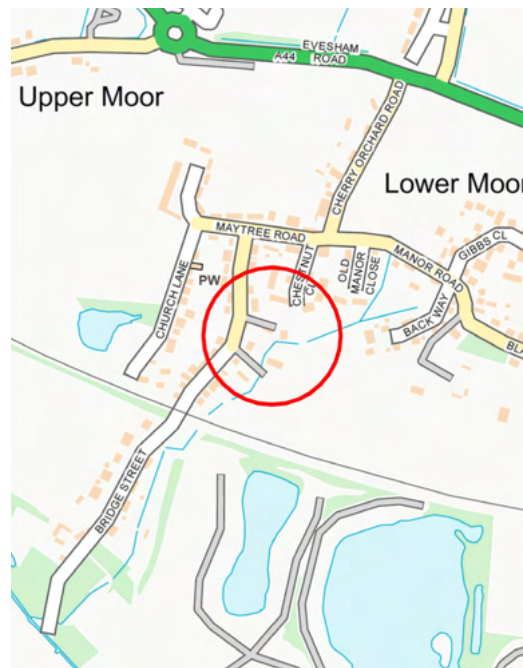
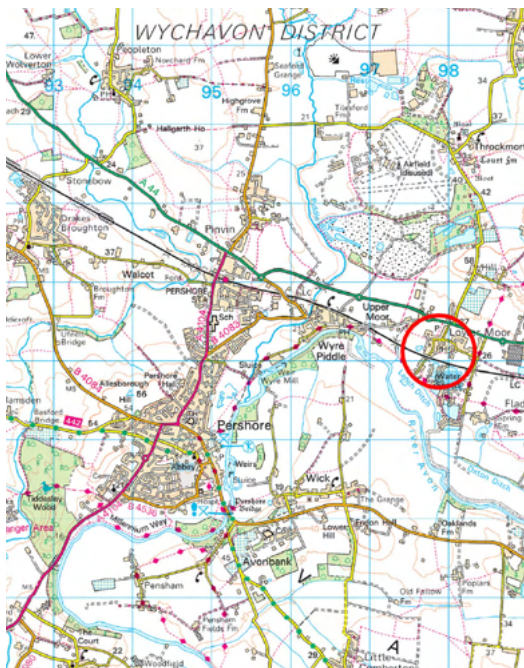
The wash house offers practical laundry solutions, perfect for handling large loads efficiently and facilitating quick drying, all while maintaining separation from the main residence. The room provides ample space for washing machines and dryers and also features French doors.



## Location

Nestled between Wyre Piddle and Fladbury, Lower Moor is a charming village with convenient access to Pershore town centre, just a short drive away.

Pershore, a bustling market town, boasts a plethora of amenities. From independent shops and an undercover market to supermarkets, leisure facilities, a theatre, medical centres, a library and top-notch schools, the town offers a diverse range of services. The scenic River Avon meanders to the east of the town, providing an abundance of picturesque countryside walks.



## Services

Mains gas, electricity, water and drainage.

## Council Tax

The Council Tax banding for this property is **Band F**

# The Finches, Bridge Street, Lower Moor, Pershore, WR10 2PL

Approximate Gross Internal Area = 214.6 sq m / 2310 sq ft  
(Excluding Office)

Outbuildings = 46.9 sq m / 505 sq ft  
Total = 261.5 sq m / 2815 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	80 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

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



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



