

Andrew Grant
PRESTIGE & COUNTRY



Perrywood End

Pirton, WR8 9EA

Perrywood End

Pirton, Worcester, WR8 9EA

5 Bedrooms 2 Bathrooms 3 Reception Rooms

“Quintessential countryside living...”

Scott Richardson Brown CEO

- A charming countryside abode offers a seamless flow between living spaces, catering to modern lifestyles with comfort and functionality at its core.
- The delightful countryside setting provides uninterrupted views of fields, woodlands and the majestic Malvern Hills, offering a serene backdrop.
- Downstairs, a spacious kitchen dining room, a charming snug, a relaxing living room and a versatile office/studio, create a welcoming environment.
- Upstairs, generously proportioned bedrooms boasting panoramic views and thoughtful built-in furniture ensure comfort and tranquillity.
- The annexe presents an enticing opportunity for rental income or multi-generational living arrangements, adding significant value to the property.
- Substantial gardens surround the property, along with extensive parking and a variety of outbuildings including stables, a tack room and a hay barn.
- Additional land totalling 1.5 acres, situated further up the lane, offers an opportunity for equine enthusiasts or those interested in a smallholding.

3,565 sq ft (331 sq m)





Nestled along a peaceful country lane, this elegant family home embodies quintessential countryside living.

Surrounded by verdant arable fields and an enchanting landscape, it offers immediate access to a myriad of country walks and bridleways, inviting residents to explore the scenic beauty at their doorstep. The property boasts breathtaking views of the majestic Malvern Hills to the west, seamlessly blending the serenity of rural life with convenient access to transport links.



The current owners have meticulously curated a welcoming and charming home, complemented by a one-bedroom annexe that generates an annual income of £20,000 through Sykes Cottages.



The property encompasses a variety of outbuildings including stables, a loose box with a tack room and a haybarn. Situated on one-third of an acre, the house, gardens and buildings are further complemented by an additional 1.5 acres of enclosed pastureland just a short stroll away, making it an ideal setup for a smallholding or pony paddocks.



The approach

Approaching the property from the lane via a spacious gravel driveway, one is immediately struck by its impressive facade, boasting panoramic countryside views in all directions. The driveway offers ample parking and easy access to the property, as well as to its numerous outbuildings and the rear garden.

Upon arrival, you will find both the main front door and a side entrance leading to the annexe, named 'Little Perry'. The charm of this delightful home is further accentuated by a lawned garden at the front, creating an inviting atmosphere from the moment you step foot onto the property.



The reception hallway

Upon entry, you are greeted by a spacious reception hallway, featuring convenient access to the kitchen on your right, the annexe on your left and a practical utility room directly ahead.

The utility room features generous storage options and houses a Worcester oil-fired boiler. Separated from the main house by a door, it ensures both functionality and a seamless transition into the home.



The kitchen dining room

The kitchen dining room exudes a spacious and inviting ambiance, truly embodying the heart of the home. It boasts country-style wall and base units with worktops, featuring a one-and-a-half bowl stainless steel sink with drainer, mixer tap and water filter tap. Integrated appliances include

a double-eye-level oven, induction hob and extractor hood. Adjacent and beneath the units, there is ample space for appliances such as a dishwasher and tall fridge freezer. With room for a breakfast table and seamless access to the snug, it is a delightful space for entertaining.





The snug

Adjacent to the kitchen is a charming dual-aspect snug, adorned with a window to the side and French doors leading out to the garden. Wall and ceiling lights infuse the room with a tranquil ambiance and there is ample space for living furniture.





The living room

From the snug, an inviting archway opens to the living room, where a wood-burning stove nestled within a captivating fireplace adds character and charm to the space. The room's beamed ceilings further enhance its character, creating a sense of warmth and comfort.

This thoughtful design not only fosters a relaxed environment but also instils a feeling of belonging as you enter. The seamless flow between the kitchen dining room, snug and other living areas make it a welcoming and cohesive living space.



The office

Additionally, the office/studio offers a versatile space ideal for hybrid workers, or those working from home. It also has the potential to be transformed into a playroom for children, or an extra living space such as a dining room or extra lounge. With its bright and airy ambiance, it provides a welcoming environment tailored to various needs.





The master bedroom

The generous master bedroom radiates elegance and comfort, accentuated by dual aspect windows that flood the space with natural light and offer captivating dual vistas. The room's exquisite character and functionality are highlighted by the thoughtfully designed built-in furniture.





Bedroom two

Bedroom two boasts a built-in wardrobe and sits conveniently next to the house bathroom. The window above the double bed floods the room with natural light, enhancing the feeling of spaciousness, further accentuated by the integrated furniture. This peaceful room provides a serene sanctuary.





Bedroom three

This spacious double bedroom features a built-in wardrobe for added convenience and is ideally situated near the house bathroom. Designed for comfort, this inviting room offers a warm and cosy ambiance, making it a perfect retreat for relaxation.



Bedroom four

Nestled between bedrooms one and three, this bedroom offers a warm and inviting space. Illuminated by a bright window, it bathes the space in natural light, showcasing stunning views of the surrounding countryside and charming green scenery.



The bathroom

This elegantly tiled bathroom exudes a contemporary charm. Complete with a walk-in shower, towel rail and ample storage, it provides a stylish and convenient experience tailored to your needs.



The annexe

'Little Perry' presents an enticing opportunity for rental income or multi-generational living arrangements, adding significant value to the property. This separate living space can cater to guests or extended family members, providing privacy and independence while still being connected to the main residence.



The kitchen living room

The annexe features a light and airy open plan living space with a kitchen, accessible from both the main house and a separate external door. Shaker style base units grace the kitchen area, complete with worktops incorporating a breakfast bar and a sink with mixer tap.



Beneath the counter, there is space for a fridge. Tiled flooring flows effortlessly throughout the room, illuminated by dual aspect windows as well as recessed ceiling spotlights.



The bedroom

The first floor comprises a spacious double bedroom and a beautifully appointed shower room. The bedroom offers a tranquil retreat, flooded with natural light from the multiple Velux skylights and additional windows, this bedroom provides enchanting views in every direction.

Its lofty ceilings and spacious layout create an airy atmosphere, allowing you to awaken to uninterrupted views of the countryside right from your bed. Utilising the accessible eaves provides ample storage opportunities, optimising the use of space in a practical and efficient manner.

The en suite

Complementing the bedroom, a beautifully tiled en suite with shower blends both practicality and luxury amidst the picturesque countryside.





Gardens and grounds

The gardens and land surrounding the property amount to 0.47 acres. The patio directly adjacent to the property offers an ideal setting for alfresco dining and entertaining, enhanced by a charming pergola that sets the stage for memorable evenings.

Additionally, another patio nestled within the formal lawned garden, also adorned with a pergola, provides a serene shaded spot for relaxation amidst the grounds. The predominantly lawned garden offers ample space for family activities.



Separated from the main formal garden is an additional lawned area with raised vegetable beds, ideal for cultivating your own produce. Adjacent to this, a space at the rear of the garden is designated for free-range chickens, complemented by an enclosed paddock.





Adjoining the driveway is a secluded patio area, currently housing a hot tub, ensuring privacy with hazel panel screens and equipped with lighting and power.



The outbuildings

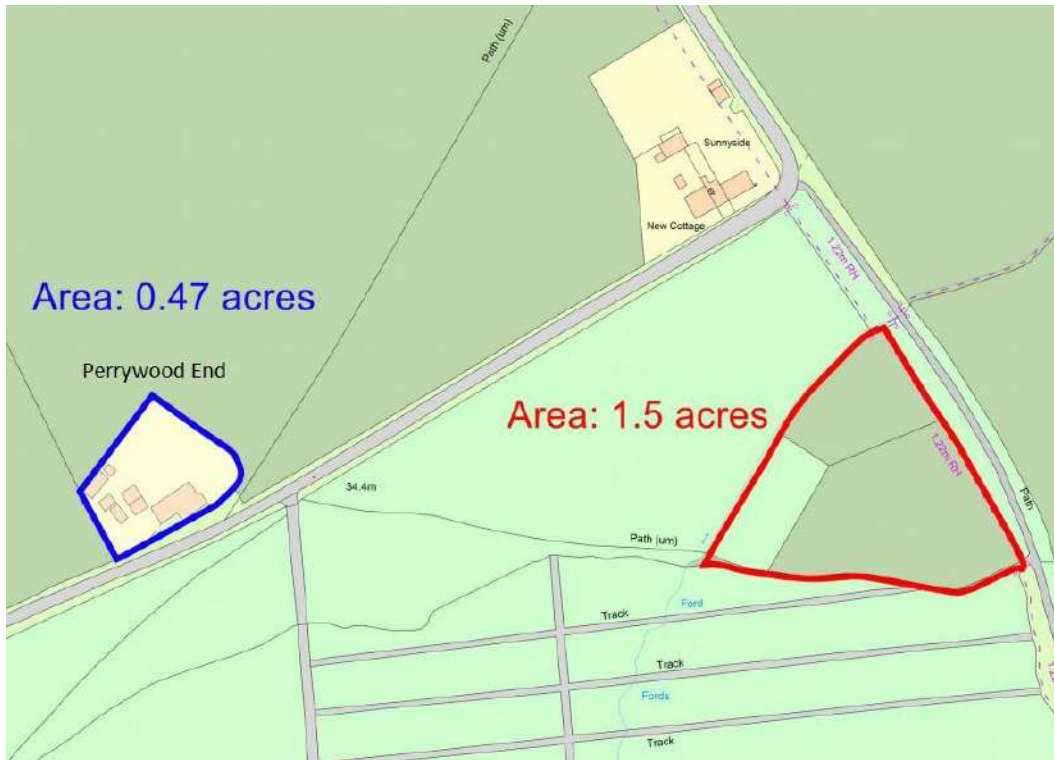
The property boasts a range of outbuildings, comprising stables, a loose box with a tack room and a hay barn. This setup is perfect for those interested in animal husbandry and equine pursuits.





The paddocks

Additionally, there is extra land totalling 1.5 acres further up the lane. This additional land presents an ideal opportunity for those with livestock or simply desiring more land for recreational activities.



Location

Nestled in the picturesque Worcestershire village of Pirton, this property offers serene country living with the convenience of nearby cities and transport links. Just a short drive away, Pershore and Worcester provide an array of shopping, dining and entertainment options.

Transportation is a breeze with easy access to the M5 motorway and Worcestershire Parkway Railway Station, connecting you effortlessly to Birmingham, Bristol, London and beyond. Despite its proximity to these amenities, the property maintains its idyllic countryside setting, with uninterrupted views of arable fields, farms, and woodlands.

The surrounding area is criss-crossed with footpaths and bridleways, perfect for leisurely walks or adventurous hikes, offering residents the ideal blend of rural tranquillity and urban convenience.

Services

To be confirmed.

Council Tax

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

Perrywood End, Pirton, Worcester, WR8

Approximate Area = 2206 sq ft / 204.9 sq m (includes annexe)

Limited Use Area(s) = 156 sq ft / 14.4 sq m

Outbuilding = 1203 sq ft / 111.7 sq m

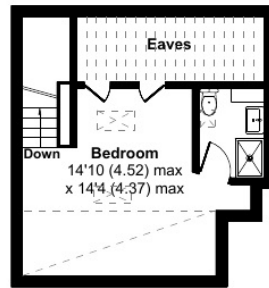
Total = 3565 sq ft / 331 sq m

For identification only - Not to scale

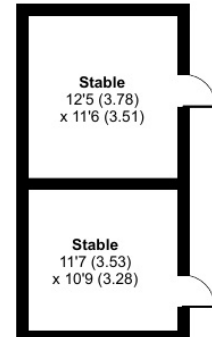


Denotes restricted head height

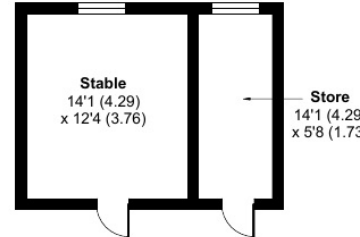
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	72 C
39-54	E		
21-38	F		
1-20	G		



ANNEXE FIRST FLOOR



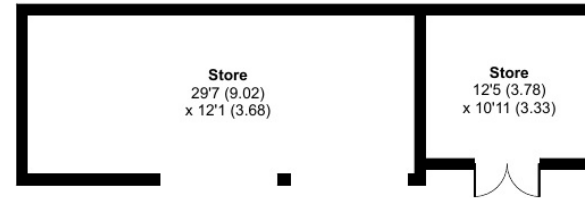
OUTBUILDING 4 / 5



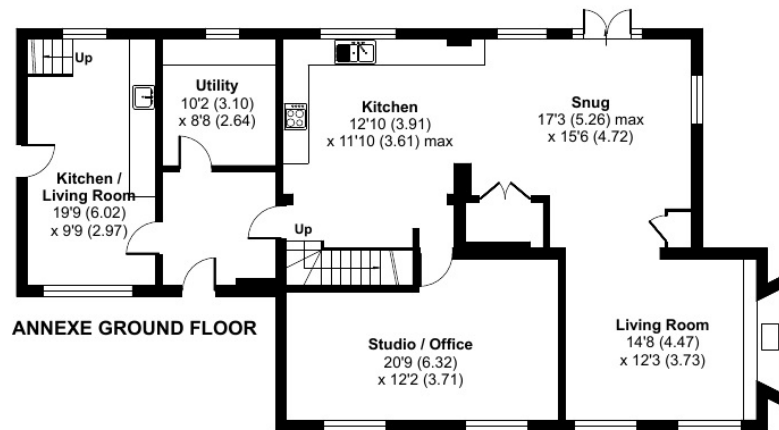
OUTBUILDING 6 / 7



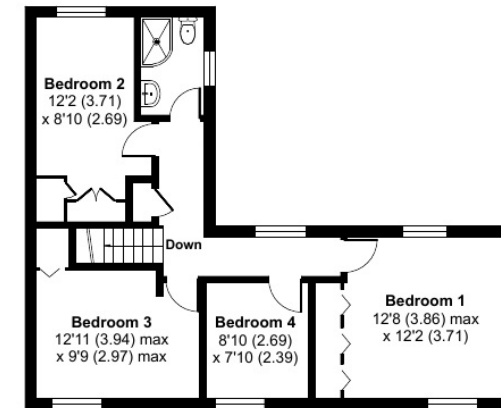
OUTBUILDING 3



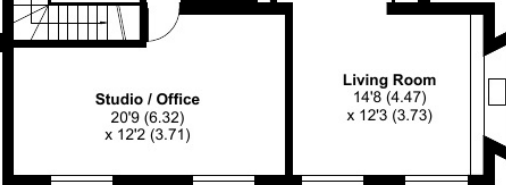
OUTBUILDING 1 / 2



ANNEXE GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



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.



Andrew Grant
PRESTIGE & COUNTRY

T. 01905 734720 E. prestige@andrewgrant.com

andrewgrant.com