



Cobble Cottage

Defford, WR8 9BJ

Andrew Grant

Cobble Cottage

Church Lane, Defford, Worcester, WR8 9BJ

4 Bedrooms 1 Bathroom 2 Reception Rooms

A beautifully presented, unlisted period cottage, with parts dating back to around 1500, located in the heart of Defford. It offers generous living space, original features and delightful gardens with far-reaching views to the Malvern Hills.

- Characterful three/four bedroom detached cottage in a sought-after village location.
- Generous living room with inglenook fireplace, bread oven and large separate dining room.
- Versatile layout including a conservatory overlooking the mature garden and open countryside, plus a study currently used as a home office but equally suited as a fourth bedroom.
- Large gravel driveway with ample parking and side access.

Cobble Cottage is an attractive detached home located on the picturesque Church Lane in Defford. With exposed beams, traditional detailing and a versatile layout, this characterful property blends period appeal with everyday practicality. The accommodation is arranged over two floors, offering three upstairs bedrooms, a spacious living room, formal dining room, kitchen, bathroom, conservatory, study and a convenient cloakroom. The well-considered flow between the living spaces makes this home perfect for family life. The rear garden is a private haven, featuring mature planting and countryside views. To the front, a gravel driveway provides parking for several vehicles, with gated access leading to a paved path and the rear garden. This much-loved home offers rural tranquillity with excellent connections to Pershore, Upton-upon-Severn and Worcester.

1478 sq ft (137.3 sq m)





The living room

The living room is rich in character, featuring exposed ceiling beams and striking wall timbers. A standout feature is the impressive inglenook fireplace, featuring an integral bread oven, exposed brickwork, a timber beam and Nestor Martin wood-burning stove, creating an inviting focal point. A large window brings in natural light and frames views of the front garden. Pleasantly cool in summer and warm in winter, this is a comfortable space for both relaxing and entertaining.





The kitchen

Positioned at the front of the property with direct access to the living room, the kitchen is well-equipped with handcrafted local English Oak cupboards, terracotta tiled flooring, an Aga cooker and a Belfast sink. Two oak-framed windows allow natural light to stream in and as evening falls, the kitchen takes on a warm, welcoming glow. There is ample space for a large table or the addition of an island and access to a useful cupboard under the stairs offers further storage.







The dining room

The dining room is an expansive, light-filled area. Large windows offer picturesque garden views, while an exposed ceiling beam enhances the room's character. This well-proportioned room easily accommodates a large dining table and additional furniture, making it ideal for entertaining or family gatherings. There is direct access to the conservatory, living room and study, offering a natural flow through the home.



The conservatory

The conservatory is a peaceful and light-filled retreat, enjoying a triple-aspect view over the beautifully maintained rear garden. With full-height glazing and a vaulted ceiling, this room is designed to make the most of natural light and garden vistas. French doors open directly onto the patio, creating a seamless transition between indoor and outdoor living.



The study

The study offers a quiet and private space ideal for home working, reading or use as a fourth bedroom. Two windows allow for plenty of natural light, while an exposed stone wall adds texture and character. There is direct access to the cloakroom and with space for a desk, shelving and storage, as well as nine double sockets, it is a highly practical and flexible room.



The cloakroom

Positioned off the study, the cloakroom is fitted with a WC and wash basin beneath a frosted window for privacy and light, it provides a practical and convenient facility for both residents and guests.



The primary bedroom

This spacious principal bedroom is bathed in natural light, with three windows offering views across the surrounding countryside to the Malvern Hills. Set beneath a pitched ceiling with exposed timber beams, the room has a warm and welcoming atmosphere. Built-in wardrobes run the full length of the room, providing generous storage while maintaining floor space. Additional eaves storage is tucked neatly behind wooden doors.



The second bedroom

Bedroom two is a generous double room. A window provides a pleasant view and brings in plenty of natural light. The sloped ceiling adds charm, while fitted shelving spans one end of the room, offering practical storage and display space. With room for a double bed and additional furniture, it offers a cosy and inviting atmosphere.



The third bedroom

Situated at the front of the property, bedroom three is a bright and airy double room with a sloped ceiling and central window. Built-in shelving makes excellent use of the wall space and provides a practical storage solution. This versatile room could serve as a comfortable guest bedroom, child's room or additional study.



The bathroom

The bathroom is located on the ground floor, accessed via a short hallway from the living room that also leads to the staircase. Just off the stairs is a built-in storage cupboard, ideal for keeping towels and toiletries neatly tucked away. The bathroom itself features exposed ceiling beams, rustic timber finishes and a wooden vanity unit with a modern bowl sink offering additional storage. A full-sized bath is fitted with an overhead rainfall shower and a rear-facing frosted window allows for natural light and ventilation.



The rear garden

The rear garden is a beautifully landscaped and thoughtfully designed outdoor space, perfect for relaxing or entertaining. A meandering brick path leads through a lawn bordered by mature shrubs, climbing plants and flowerbeds. A charming pergola provides a shaded seating area, ideal for enjoying summer afternoons, while a paved patio adjacent to the house offers space for alfresco dining and barbecues. The garden benefits from impressive views over open countryside, with the Malvern Hills visible in the distance.



Useful storage is provided by a timber shed (8' x 12') and a timber garage (16' x 12'), which is fitted with ample power sockets and currently used as a workshop and store. Additional seating areas are positioned to make the most of the tranquil setting. Tucked discreetly away is a full chicken coop, a vegetable patch and greenhouse, offering a touch of country living. This delightful space is both private and peaceful, with a real sense of escape.





The front garden

The front garden is attractively landscaped with a central lawn bordered by mature shrubs and seasonal planting. A well-established tree stands at the heart of the garden, creating a lovely focal point with a circular raised bed at its base. A large herb garden sits in front of the kitchen and a paved path leads to the front entrance, while seating areas offer a quiet spot to enjoy the outlook. Enclosed by fencing and hedging, the space feels private yet welcoming, with gated access to the drive and rear of the property.







The driveway

To the front of the property, a generous gravelled driveway provides ample off-road parking for multiple vehicles. A path leads to the front entrance and continues to the side, giving convenient access to the kitchen and boiler room, perfect for bringing in shopping or accessing the utility areas. The front garden is attractively landscaped with mature shrubs and lawn, all enclosed by low brick walls and iron gates that enhance the cottage's kerb appeal.



Location

Cobble Cottage is situated on the quiet and sought-after Church Lane in the picturesque village of Defford, Worcestershire. The village offers a friendly community atmosphere and access to beautiful countryside walks right from the doorstep.

Defford is ideally situated for commuters, with quick access to the A4104 and onward routes to Pershore, Upton-upon-Severn, Worcester and the M5. Rail services from Pershore connect to London Paddington in under two hours, making it a practical choice for those needing to balance rural life with city access. Local amenities include a village hall, a choice of two pubs and a cider house within a mile and primary school, while nearby towns offer a wider range of shops, eateries and secondary schooling. The area is particularly popular with walkers, cyclists and nature enthusiasts, thanks to its proximity to Bredon Hill and the Malvern Hills.

Cobble Cottage offers the perfect blend of character, comfort and location, a rare opportunity to acquire a unique home in one of Worcestershire's most desirable villages.

Services

The property benefits from oil-fired central heating, mains electricity, water and drainage.

Council Tax

The Council Tax for this property is Band D.

Agent Note

The property is double glazed throughout with the exception of the kitchen.



Cobble Cottage, Defford, Worcester, WR8

Approximate Area = 1478 sq ft / 137.3 sq m

Limited Use Area(s) = 16 sq ft / 1.4 sq m

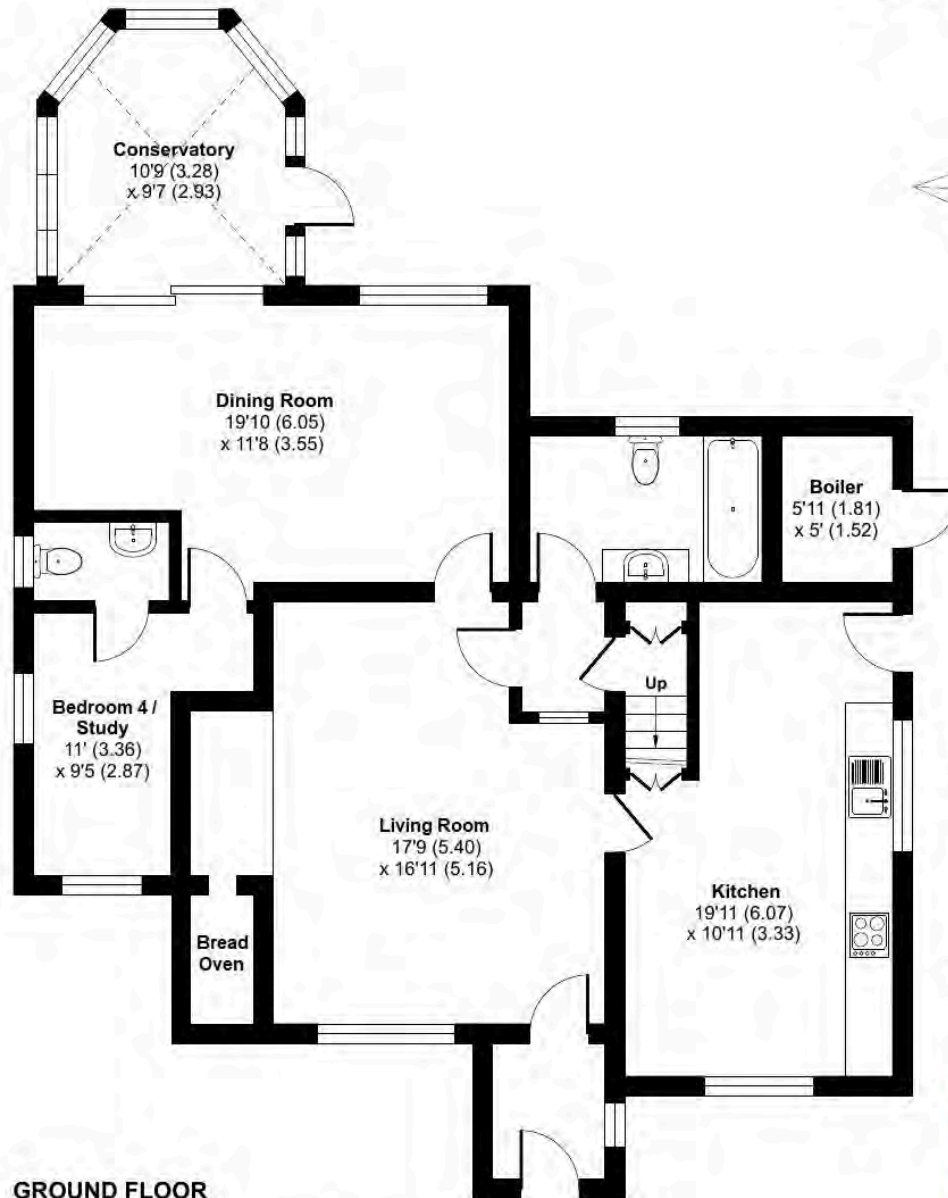
Outbuilding = 29 sq ft / 2.6 sq m

Total = 1523 sq ft / 141.3 sq m

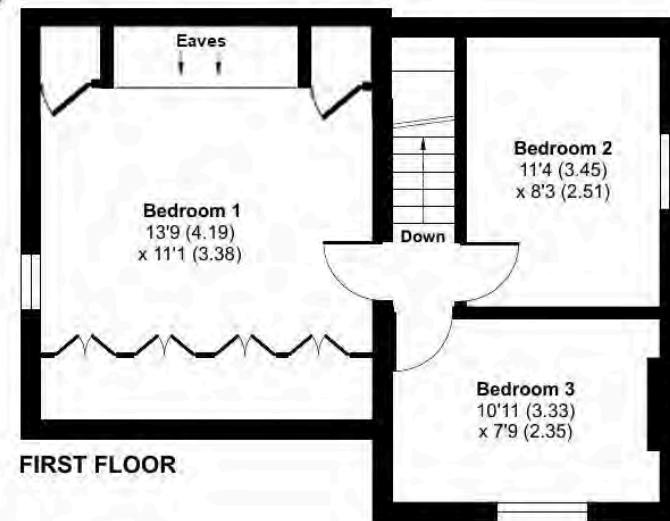
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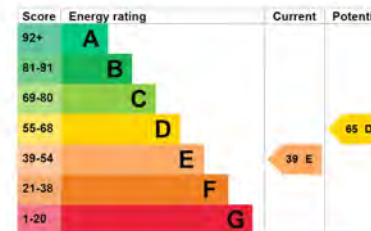
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Andrew Grant. REF: 1265820



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com