



Withybeds Cottage

Earls Croome, WR8 9DH

Andrew Grant

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Pershore Road, Earls Croome, WR8 9DH

3 Bedrooms 2 Bathrooms 3 Reception Rooms

Charming secluded country cottage with annexe, generous garden and spacious interiors in the peaceful and well-connected village of Earls Croome.

- A spacious and characterful three-bedroom home with the added benefit of a self-contained one-bedroom annexe, ideal for guests, extended family or potential income.
- The main house offers superb versatility with three reception rooms, perfect for family life, entertaining or working from home, all finished with characterful touches.
- A generously sized kitchen ideal for home cooking opens onto the dining area, while the main living room and snug each feature wood burners for a warm, homely feel.
- The rear garden is fully enclosed and thoughtfully landscaped with mature planting, a lawn and patio, a peaceful outdoor retreat perfect for families and hosting.
- The property benefits from ample off-road parking and a detached garage, providing excellent space for vehicles, storage or potential workshop use.
- Situated in the sought-after village of Earls Croome, the home enjoys rural tranquillity with easy access to Worcester, Malvern and the M5 and M50 motorways.

2515 sq ft (233.7 sq m)





The kitchen & dining area

Situated at the rear of the property, the kitchen is generously sized and well-equipped, featuring ample counter space and cabinetry, with direct access to the adjoining dining room. The layout is practical and ideal for home cooking or entertaining, with a pleasant view out to the garden.





The snug

This inviting space features a central wood-burning stove and is ideal for relaxing evenings. With windows to the front and rear, the room is filled with natural light and offers a cosy, homely atmosphere with enough space for family gatherings.





The living room

Positioned to the side of the home, the living room is a characterful retreat perfect for quiet reading or unwinding. A second fireplace and views of the garden add to the room's warmth and charm, making it a versatile second living area or playroom.



The office

Positioned on the ground floor, the office provides a quiet and practical space ideal for home working or study. With ample room for a desk and seating, and natural light from the front window, it's a versatile room that could also be used as a hobby area or additional reception space.



The study

The study offers a flexible space ideal for crafting, quiet reading or home projects. With a large window bringing in natural light and space for desks and storage, it's a practical and private room suited to creative or administrative work.



The entrance hall

The entrance hall provides a warm welcome with access to all main ground floor rooms. A central staircase leads to the first floor while wood doors and a well-proportioned layout reflect the cottage's period character. A reception room to the left and further sitting rooms ahead and to the right offer excellent flexibility for family life or entertaining guests.



Bedroom one

This spacious principal bedroom is filled with natural light from dual-aspect windows, including a skylight. It comfortably fits a large bed and freestanding or fitted storage. Positioned at the end of the hallway for privacy, it offers a calm retreat and benefits from its own en suite shower room for added convenience.



Bedroom one en suite

The en suite to bedroom one features a modern walk-in shower with rainfall head, a sleek hand basin and WC. A skylight brings in natural light, enhancing the sense of space, while practical touches such as a heated towel rail and integrated vanity unit add comfort and convenience.



Bedroom two

Bedroom two is a bright and well-sized double room with a sloped ceiling and a peaceful outlook. It comfortably accommodates a large bed and storage, making it ideal as a guest room or a second bedroom for family members. Its position on the first floor offers quiet and privacy.



Bedroom three

Bedroom three is a comfortable double with a bright rear-facing window and space for freestanding furniture. It's ideal as a guest room, child's room or second study, and is conveniently located near the main bathroom on the first floor.



The upstairs bathroom

The main bathroom features a charming freestanding roll-top bath with traditional fittings, WC and a window bringing in natural light. The space is characterful yet functional, offering a relaxing spot to unwind. Positioned conveniently between the bedrooms, it serves the upper floor well.



The annexe

The self-contained annexe offers excellent flexibility, ideal for multi-generational living, guests or potential rental income. It includes a sitting room, bedroom, kitchen, bathroom and boot room, all arranged across a single storey. With its own entrance and private layout, it ensures independence while remaining closely connected to the main house.



The living room

The annexe living room is a well-proportioned space with room for seating and a dining area. Dual windows and French doors allow in plenty of natural light, while a wood-burning stove adds a cosy focal point. This area is ideal for relaxed living or entertaining and opens conveniently onto the rest of the annexe.





The kitchen

The kitchen is compact yet well-equipped with fitted cabinets, worktops, an integrated oven and hob, and space for white goods. A window above the sink provides natural light and a view to the garden, creating a bright and functional cooking space.



The bedroom

The bedroom offers a comfortable and private sleeping space, with room for a double bed and essential furniture. Its location within the annexe ensures peace and quiet, making it well-suited for guests or independent family members.

The bathroom includes a full-sized bath with shower over, WC, hand basin and wall-mounted mirror cabinet. A window brings in light and ventilation, and the layout offers all necessary amenities in a clean, practical space.



The garden

The rear garden is generously sized with mature planting, lawn and a seating area perfect for alfresco dining. It offers a tranquil and private retreat, backing onto greenery with space for both play and relaxation.



Location

Withybeds Cottage is located in the peaceful village of Earls Croome, Worcestershire. This idyllic rural location offers the charm of countryside living while remaining well-connected. The nearby town of Upton-upon-Severn provides local shops, pubs and eateries. For larger amenities, Malvern, Worcester and Tewkesbury are within easy reach.

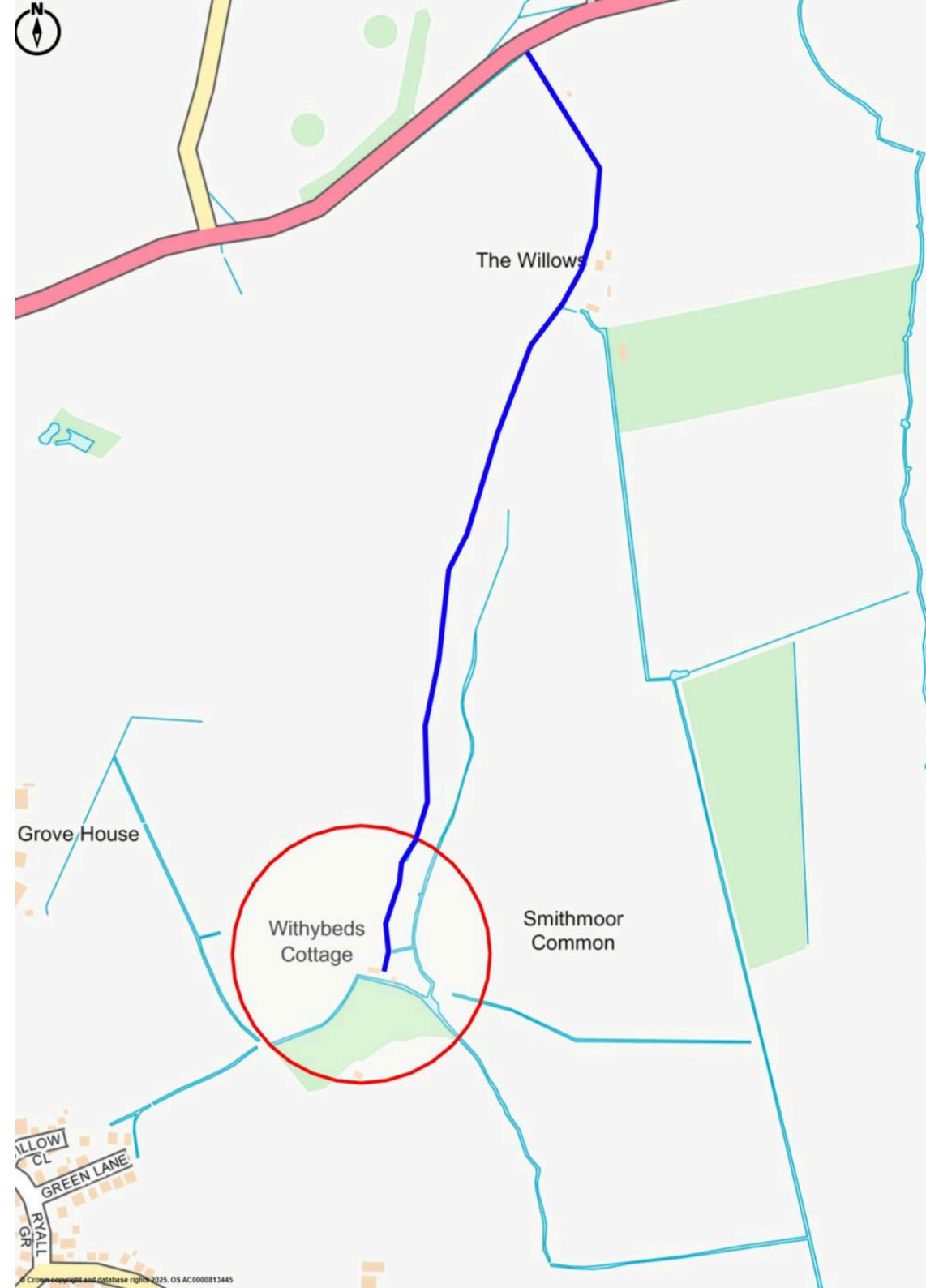
The area boasts strong transport links, with the M5 and M50 motorways accessible in minutes, making commutes to Birmingham, Cheltenham and Gloucester straightforward. Train services are available from Malvern and Worcester, connecting to London Paddington and beyond. Families will appreciate access to well-regarded local schools, and the surrounding countryside offers plenty of opportunities for walking, cycling and outdoor pursuits.

Services

This property benefits from mains electricity, private water, septic tank and oil fuelled central heating.

Council Tax

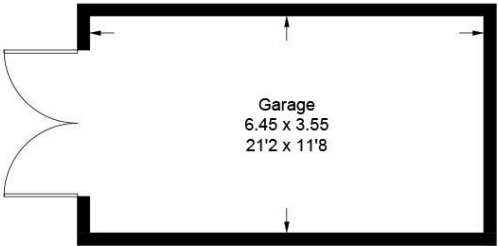
This property is a council tax **band E**



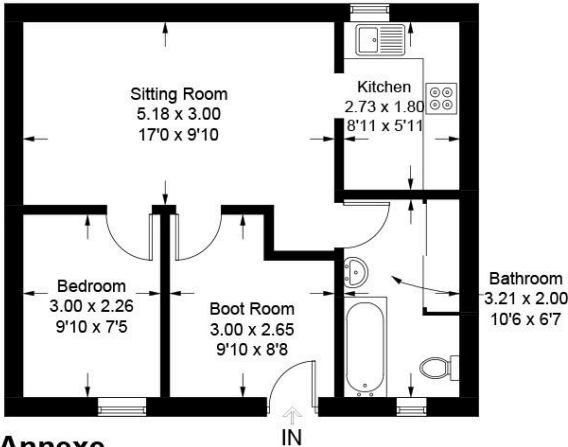
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Approximate Gross Internal Area = 166.7 sq m / 1794 sq ft
Outbuildings = 67.0 sq m / 721 sq ft
Total = 233.7 sq m / 2515 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

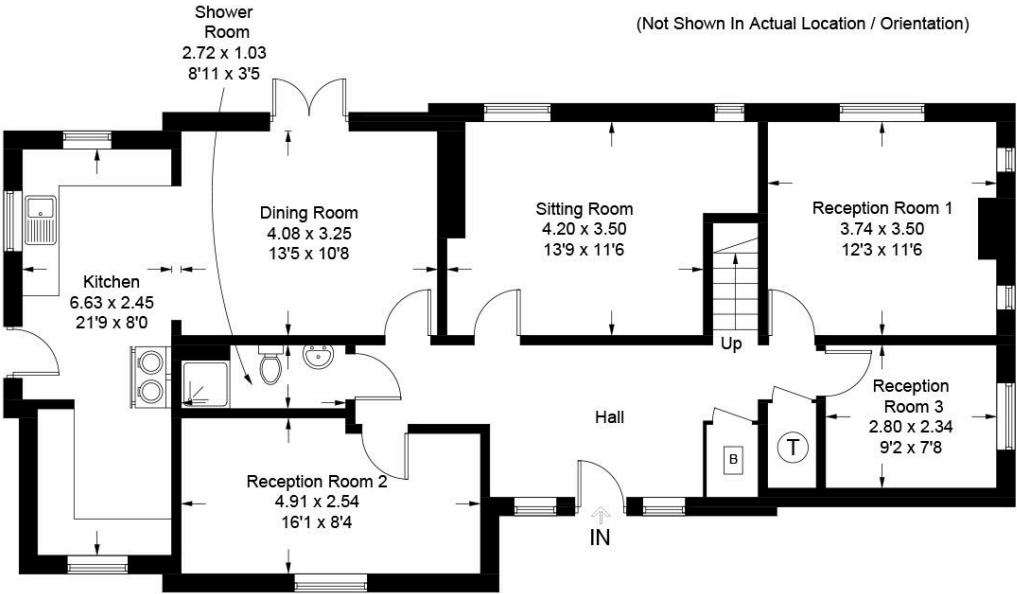


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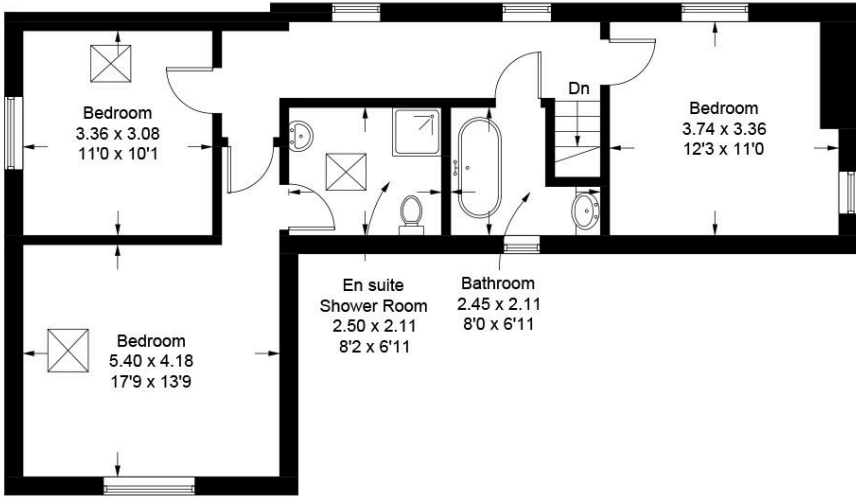


Annexe

(Not Shown In Actual Location / Orientation)



Ground Floor



First 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.



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