



Pidele House

Nr Pershore | Worcestershire

Pidele House, Nr Pershore, Worcestershire

- Prime Riverside position with moorings
- Two Income-generating self-contained apartments namely Ripple and Spindrift, both with river views
- Exceptional riverside residence in sought-after Wyre Piddle village - Welcoming entrance hall exudes warmth and elegance
- Stunning dining room with log burner - Sitting room with log burner and double doors opening to the heated swimming pool - Kitchen dining room with bi-fold doors and log burner - Convenient utility room for seamless functionality
- Additional sitting room, snug and work-from-home office
- Gymnasium
- Four spacious double bedrooms on the first floor
- Family bathroom with his and hers basins, walk-in shower and claw foot bath
- Two double bedrooms both with en-suite facilities and dressing areas to the second floor
- Master bedroom with stunning free standing bathtub offering countryside views towards Bredon Hill and along the River Avon. Ensuite shower room.
- Large heated swimming pool and private terraces for entertaining - Captivating river views and ever-changing countryside backdrop
- 60 foot private mooring for boating enthusiasts and existing planning consent offers 4 holiday moorings.
- Detached two storey garage with separate driveway and offering existing planning permission for provision of 1st floor 1 bedroom apartment, with French doors overlooking The River Avon.
- Principal driveway to main dwelling giving rear access to garage providing numerous parking behind enclosed gates for convenience and security

Pidele House, an exceptional residence situated in a conservation area in the highly sought-after village of Wyre Piddle.. Beautifully presented throughout and much improved upon by the current owners, offering a perfect blend of luxury, comfort, and breathtaking natural beauty, this home is a true gem. As you step into the welcoming entrance hall, you'll immediately feel the warmth and elegance that permeates throughout Pidele House. The stunning dining room, complete with a log burner, sets the stage for memorable gatherings with friends and more formal family dinners. The sitting room, also featuring a log burner, has double doors that open out to your very own heated swimming pool and uninterrupted views of the river and countryside, this picturesque backdrop you could never tire of as it continually changes with the seasons.





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The stylish kitchen dining room is bathed in natural light pouring through the bi-fold doors, thoughtfully designed, with a range of solid wood wall and base units and range style cooker and Quartz worktops. The log burner adds a cosy touch, perfect for those chilly evenings. Adjacent to the kitchen, you'll find a convenient utility room, ensuring seamless functionality in your daily activities. This exceptional home offers a further sitting room snug, ideal for relaxation, and an adjacent work-from-home office, providing a peaceful and productive environment. For those seeking an active lifestyle, a gymnasium awaits, ready to help you stay fit and energized.

Ascending to the first floor, you will discover four generous double bedrooms. The family bathroom has a walk-in shower and a claw foot bath, perfect for unwinding after a long day.

The second floor reveals two additional double bedrooms, both with ensuite. The master bedroom has an en-suite shower room and a stunning bathtub positioned to provide breathtaking views of the countryside and the river.

Pidele House also offers two self-contained apartments, finished to a high specification and aptly named Spindrift and Ripple. These income generating assets provide an opportunity for additional revenue streams. (Ripple as a holiday let only. Spindrift as a holiday or long term let)

Step outside, and you'll find the large heated swimming pool and private terraces, ideal for soaking up the sun and hosting gatherings, the captivating river views create a picturesque backdrop for your daily life. For boating enthusiasts, 60-foot moorings are at your disposal, allowing you to explore the waterways at your leisure. Additionally, the detached garaging, with planning permission for conversion to the first floor to an apartment, presents endless possibilities. Convenience and security are paramount at Pidele House, with off-road parking available behind high enclosed gates.





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Pidele House is located in the sought after village of Wyre Piddle that overlooks the River Avon and its moorings and boasts a local public house. The village also has a marina and a local church, with scenic walks along the riverside to Pershore Town. Just 2 miles away is the Georgian market town of Pershore, which offers a wide range of everyday amenities that include a range of independent shops, health centre, cottage hospital, public library, community arts centre, public houses and restaurants. Recreational facilities include tennis, cricket, football and rugby clubs, a leisure centre with swimming pool, the historic Abbey and surrounding park, and the River Avon.

Broader shopping and services can be found in Worcester, and Cheltenham is known for its specialist shopping. In Pershore, there is educational provision from nursery/pre-school through to high school and a Sixth Form College available at Pershore High School. Of particular importance is the number of good private schools in Worcester, Malvern and Cheltenham. Worcester has county cricket in the setting of Worcester Cathedral and horse racing on the banks of the River Severn. There is international cricket at Edgbaston and hunt racing at Cheltenham and Stratford.

There are excellent links to the north and south via the M5 Junction 7. Rail links from Pershore and Worcestershire Parkway run directly to London and Birmingham

- Mains Water
- Mains Electricity
- Mains Drainage
- Tax Band G
- Gas Central Heating

Administrative Deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**



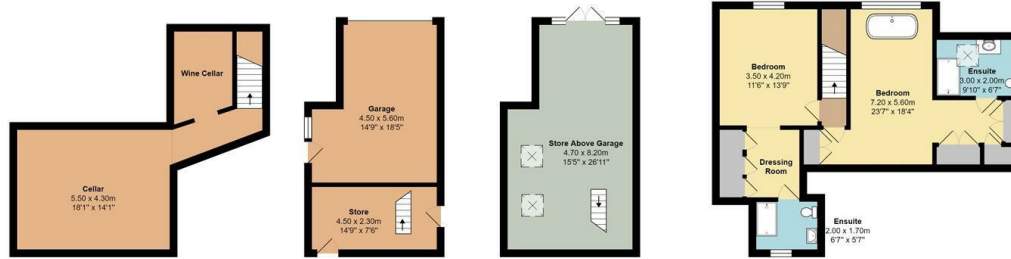


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CHURCH STREET
LEADING TO MILL LANE

FIELD HOUSE

Pidele House, Main Road, Wyre Piddle, WR10 2JB



Total Approx Area: 518.0 m² ... 5576 ft² (excluding wine cellar)
 All measurements of doors, windows, rooms are approximate and for display purposes only.
 No responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 The services, systems and appliances shown have not been tested and no guarantee
 as to the operability or efficiency can be given.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	67	80	England & Wales	EU Directive 2002/91/EC

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