



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



# Mulberry Barn, Great Comberton, Pershore, Worcestershire. WR10 3DP

Offers In Region Of £650,000

3 2 1



A very well presented and deceptively spacious three bedroom Grade II Listed detached family home, situated in a peaceful position, but still in the centre of this sought after village.

Accommodation briefly comprises: Porch then entrance into Dining Hall, large Sitting Room with woodburner, Kitchen/Breakfast Room with Aga, Utility and downstairs Cloakroom. On the first floor: Galleried Landing with beamwork, Master Bedroom with En-Suite Shower Room with slipper style bath and views over fields, two further double Bedrooms and modern Family Shower Room.

Outside: 'Mulberry Barn' has a large gravelled driveway and detached double Garaging, leading onto a well maintained and established garden to rear and side.

#### LOCATION:

The property is situated within this sought after thriving village and located on the edge of the Cotswolds Area of Outstanding Natural Beauty. It has easy access to local walks along the River Avon and Bredon Hill, with the town of Pershore and Worcester City close by, together with easy access to further transport links.

**Dining Hall:** - 5.4m x 4.2m (17'8" x 13'9")

**Sitting Room:** - 5.5m x 4.8m (18'0" x 15'8")

**Kitchen / Breakfast Room:** - 5m x 3.6m (16'4" x 11'9")

**Bedroom 1:** - 5.4m x 4.3m maximum (17'8" x 14'1" maximum)

**En-Suite:** - 3.6m x 1.8m (11'9" x 5'10")

**Bedroom 2:** - 5m x 2.6m (16'4" x 8'6")

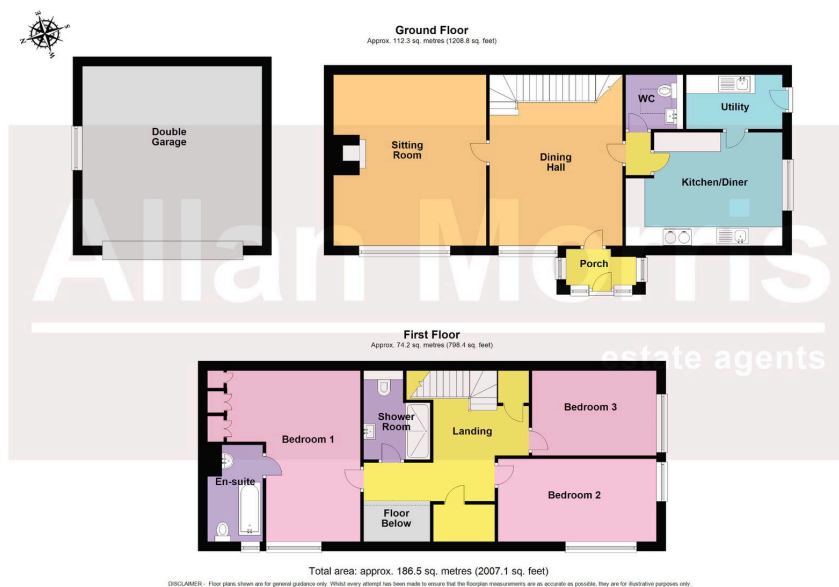
**Bedroom 3:** - 3.9m x 2.7m (12'9" x 8'10")

**Shower Room:** - 2.8m x 2.1m (9'2" x 6'10")

**Garage:** - 5.69m x 5.69m (18'8" x 18'8")







- Grade II Listed
- Beautiful gardens
- Master Bedroom with En-Suite
- Edge of Cotswold Village
- Peaceful position in centre of the village
- NO ONWARD CHAIN
- Detached Garaging
- Large Sitting Room with woodburner
- 3 Bedroom detached family home
- Council Tax Band: G

