



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



# Pippin Cottage, Broad Lane, Bishampton, Pershore, Worcestershire. WR10 2LY

Offers In Region Of £535,000

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'Pippin Cottage' is a timber framed property, offering well presented accommodation with character, situated within this sought after village with generous off road parking, garaging and a very pleasant, established rear garden.

Accommodation briefly comprising: Entrance Hall with downstairs Cloakroom and Study off, open plan Kitchen/Dining Room overlooking rear elevation, Sitting Room with woodburner and exposed fireplace with double doors to garden. First floor: Three good size double Bedrooms with beamwork and storage and Family Bathroom.

Outside: To the front is a large gravelled driveway with detached garaging and access to the side and rear. To the rear of the property is of particular note initially onto a patio area leading to a mature and established garden and shed with power and lighting.

LOCATION: The property is situated in a sought after village with thriving shop, Post Office and is within easy reach of Pershore, Worcester and transport links.

**Kitchen/Dining Room** - 7.6m x 3.2m max (24'11" x 10'5")

**Utility Room** - 1.6m x 1.5m (5'2" x 4'11")

**Study** - 2.3m x 2.3m (7'6" x 7'6")

**Sitting Room** - 4.6m x 3.2m (15'1" x 10'5")

**Bedroom 1** - 4.4m x 3.1m (14'5" x 10'2")

**Bedroom 2** - 4.3m x 3m (14'1" x 9'10")

**Bedroom 3** - 3.3m x 3m (10'9" x 9'10")

**Bathroom** - 2.2m x 2.1m (7'2" x 6'10")





- Timber framed three bedroom detached house
- Superb Sitting Room with woodburner
- Exposed beams & brickwork
- Ample parking & garaging
- Council Tax Band E
- Very well presented
- 3 double Bedrooms
- Established and mature rear garden
- Sought after village location

