



Orchard View Cottage, Hill Furze

Pershore

Guide Price **£495,000**



BESPOKE ESTATE AGENCY



Orchard View Cottage

Hill Furze, Pershore

- Three double bedrooms, master with ensuite.
- A versatile converted loft space, currently used as a TV room.
- A newly renovated kitchen with modern fittings, perfect for cooking enthusiasts.
- A welcoming lounge/dining room, complete with a charming wood-burning stove, ideal for cosy evenings.
- Bright sunroom, allowing you to enjoy the garden views all year round.
- Purpose-built office in the garden, equipped with air conditioning and heating.
- Parking for three vehicles.

Orchard View Cottage is an exceptional three-double bedroom mid-terrace barn conversion nestled within the historic and picturesque Machine Farm in Hill Furze.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

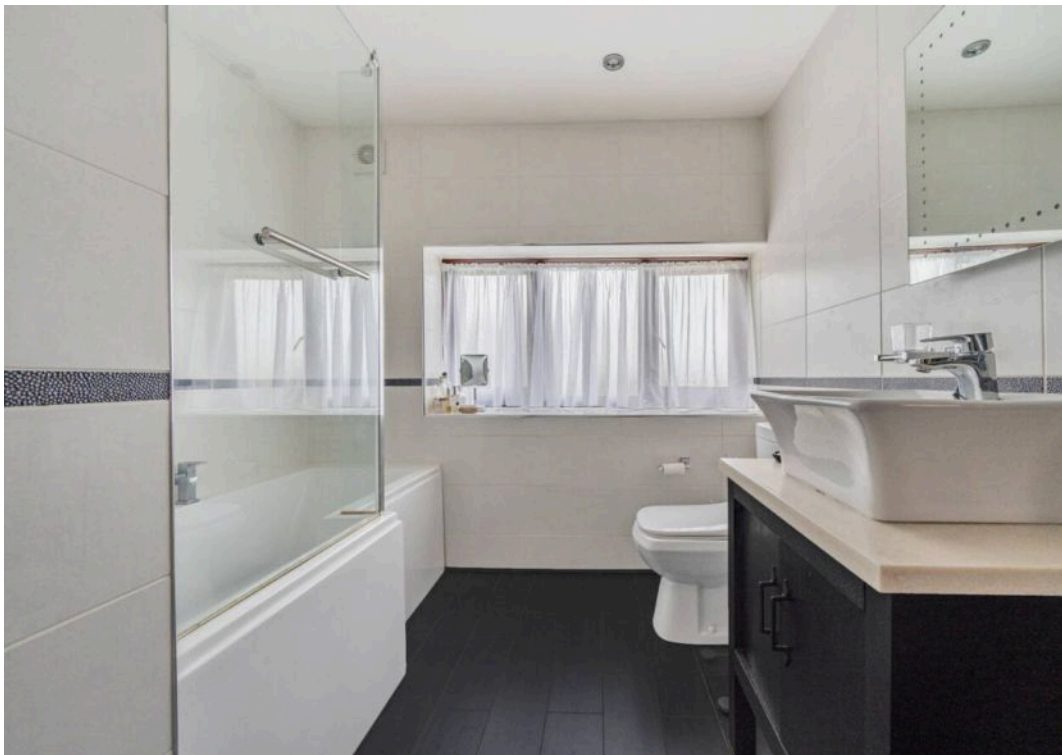
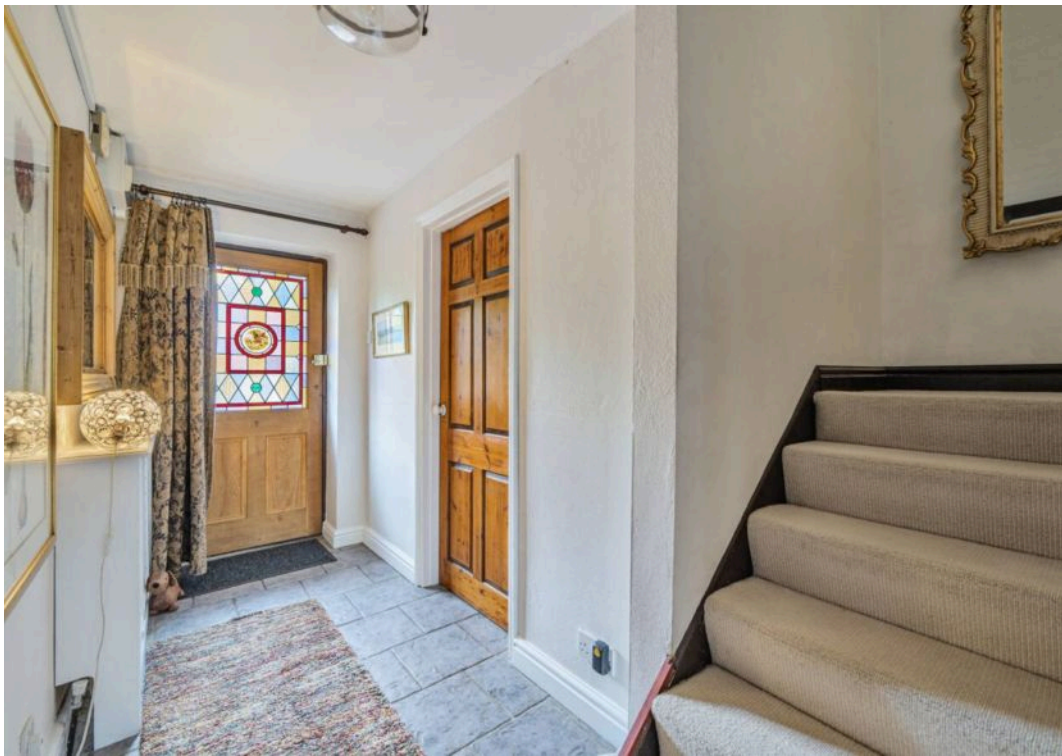


Recent upgrades include a new kitchen, double glazing at the front, plastered ceilings, new carpets, and the garden office installation.

Orchard View Cottage is the perfect blend of traditional charm and modern comfort. If you're looking for a home that offers countryside tranquillity with easy access to local amenities, this property is a must-see.

The property is found off Fladbury Hill with a long driveway up to the converted barns. Orchard View is the second terraced dwelling on the left-hand side with the original farmhouse opposite. There is parking to the front of the property and access down to the garages and visitors parking.





Hill Furze, Pershore, WR10

Approximate Area = 1549 sq ft / 143.9 sq m

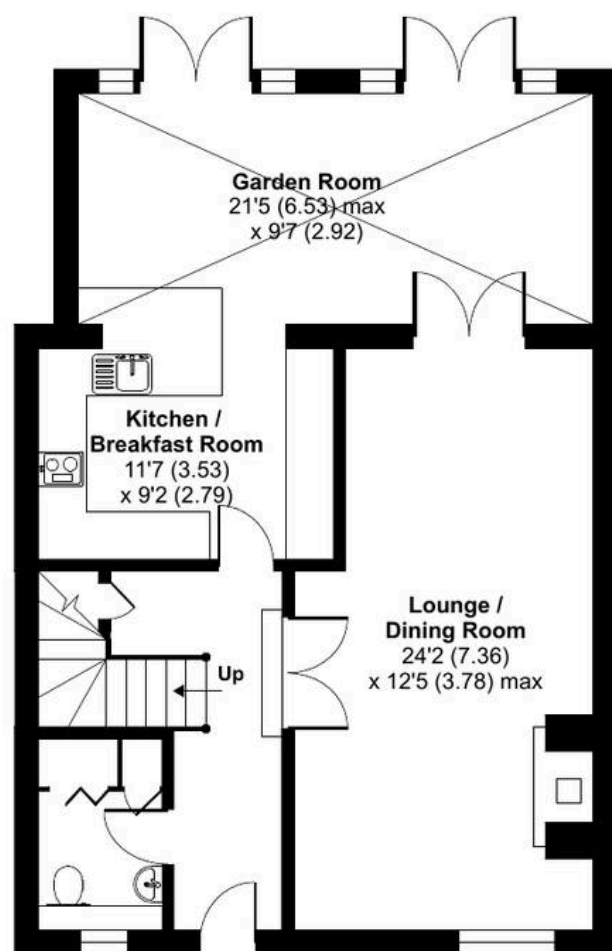
Limited Use Area(s) = 333 sq ft / 30.9 sq m

Garage = 175 sq ft / 16.2 sq m

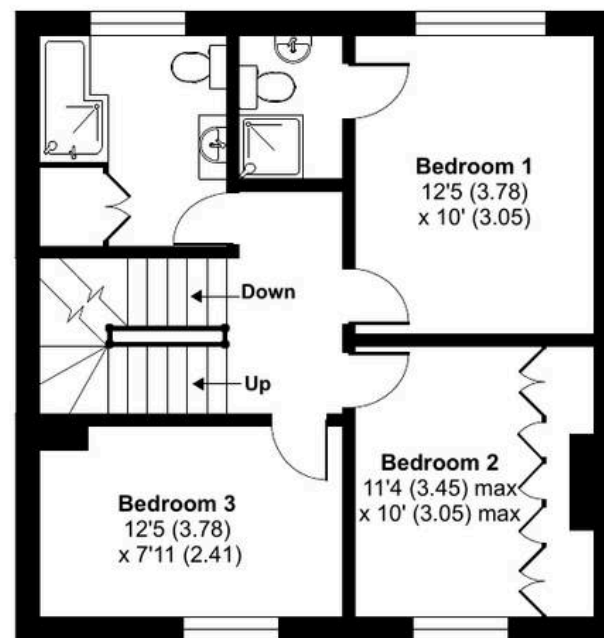
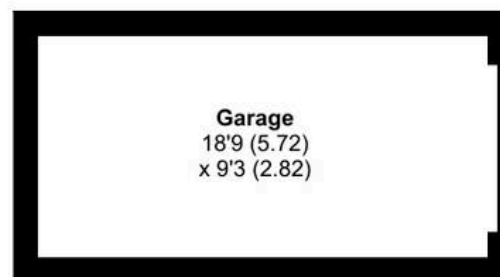
Outbuilding = 89 sq ft / 8.2 sq m

Total = 2146 sq ft / 199.3 sq m

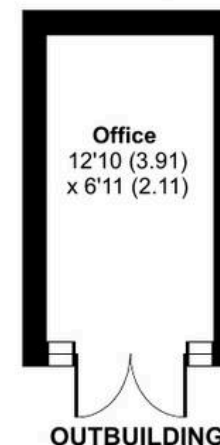
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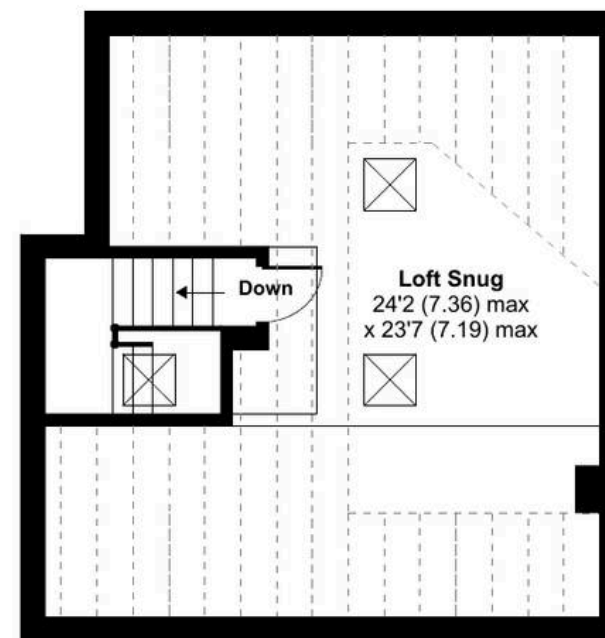
GROUND FLOOR



FIRST FLOOR



Denotes restricted head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Jason Jones & Associates. REF: 1193777



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