



JOE'S FARM

Great Comberton, Pershore, Worcestershire



A BEAUTIFUL DETACHED LISTED PROPERTY

With good ceiling heights, detached garage with a one bedroom apartment over and lovely mature gardens in a most sought-after village at the foot of Bredon Hill in the Cotswold Area of Outstanding Natural Beauty.

			
4	2	3	Double
			EPC
5			E

Distances: Cheltenham 17 miles, Pershore 3 miles (Intercity trains to London Paddington), Broadway 11 miles
Worcester Parkway Station 8 miles (trains to Birmingham from 31 minutes), Worcester 13 miles
M5 (J 7 Worcester & J9 Tewkesbury) both 9 miles, Stratford-upon-Avon 23 miles,
Birmingham International Airport 43 miles, Bristol 55 miles
(All distances and times are approximate)



LOCATION

Joe's Farm is surrounded by some of England's finest countryside, with views from the garden across to the Malvern Hills. The property sits in Gloucestershire, on the border with Worcestershire, in the Cotswold district. It is well located for access to a number of regional centres, including the Regency spa town of Cheltenham and the market town of Pershore and the city of Worcester, all of which offer superb everyday amenities. The English show village of Broadway is nearby with a superb range of hotels, restaurants and public houses.

The village of Great Comberton sits on the edge of Bredon Hill and consists of many delightful thatched cottages and includes Saint Michael's Church dating back to the 14th century, visible from the property. The property is within the village Conservation Area.

Pershore provides an intercity train service to London Paddington and Worcester Parkway station has a regular train service to Birmingham. The M5 at Tewkesbury and Worcester is approximately 9 miles distant



and provides good access to the national motorway network. Birmingham International Airport can be reached within 45 minutes.

There is a wide choice of schools in the area, including King’s School and The Royal Grammar School in Worcester, Cheltenham College and Malvern College, as well as renowned preparatory schools, the Elms at Colwall and Malvern St.James. Further afield lie more choices with Shrewsbury and Oxford all offering a range of excellent schools.

There is a wide selection of recreational and sporting facilities nearby, with a number of good local golf courses. Racing is available at both Cheltenham and Worcester, and the surrounding countryside provides a wonderful range of walking and riding opportunities along a network of bridleways.

THE PROPERTY

Joe’s Farm is an L-shaped listed detached village house in a delightful south-facing mature private garden. The property is timber-framed under a well-maintained thatched roof and dates from the 17th century. There is a detached garage with a clay tiled roof with a store and apartment above with a kitchen, sitting room, bedroom and shower room. The property has good ceiling heights and off the entrance hall with its understair store is a drawing room with windows to east and west and a stone inglenook fireplace. The sitting room also has a stone-faced open fire, and the dining room, glazed to the south side, has French doors opening to a lovely paved patio and a large inglenook recess. There is a ground floor WC/shower room and fitted kitchen with a stable door to the garden.

To the first floor, off the landing, is a dual-aspect principal bedroom, three further bedrooms and a half-tiled family bathroom with free-standing claw-foot bath. Secondary glazed casement windows.

The property has wonderful period features and exposed walls, ceiling and truss timbers.



Apartment



OUTSIDE

Well-screened from the road with mature hedges, a gravel drive leads to a parking area for up to five cars and the double garage, which has an attached boiler room and stores with a staircase to the apartment and an outside staircase to a storage room, which might create a lovely home office. There is block paving around the house to the mature, well-stocked garden with lawn, shaped beds and borders, a wide selection of shrubs and plants, and mature apple tree, birch and yew. Timber store. The garden is a wonderful part of the property.

PROPERTY INFORMATION

Services: Mains gas, water and electricity, private drainage Gas fired central heating and electric heating. Telephone and broadband.

Tenure: The property is freehold.

Fixtures & fittings: All items mentioned in these sales particulars are included in the sale. All others are specifically excluded. The vendors solicitor will provide a fittings and contents form identifying items included and excluded and those which might be available at agreed valuation.

Local Authority: Wychavon District Council: 01386 565000

Council Tax: Band G

EPC Ratings: House - E, Apartment - E

Directions (WR10 3DP)

What3words: ///punters.backup.orchids





Approximate Gross Internal Area
House: 176 sq m (1,895 sq ft)
Flat/Outbuildings: 89 sq m (958 sq ft)
Total: 265 sq m (2,853 sq ft) inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
to tell you more.

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Date: 05 September 2025
Our reference: STR012594274

Joe's Farm, Great Comberton, Pershore, WR10 3DP

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