



FOR SALE
CHRISTIAN
LEWIS
01286 449999



Jessamine House, Wisteria Cottage & Walnut Barn Main
Guide price £1,350,000

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Jessamine House, Wisteria Cottage & Walnut Bretforton, WR1 17JH

- An attractive stone farmhouse situated on a spacious plot
- A business opportunity with a potential income stream
- In the heart of Bretforton
- Two large driveways either side
- Ideal for multi generational living
- Currently split into two houses, one being used as a main house plus a holiday cottage & a refurbished detached barn with high end specification
- Oozing with character, original features and quality
- Well stocked gardens, various seating areas, borders and trees
- It must be viewed to appreciate the charm, character and potential it has to offer

Stone Farmhouse, Cottage, and Barn: Your Country Escape Awaits.

A wonderful detached stone farmhouse plus a detached barn situated on a beautiful plot. This unique detached home is composed of two elements. The primary section, Jessamine House, has been under the same ownership for more than three decades and serves as the heart of the property, providing spacious and comfortable living quarters filled with traditional features. The second section, Wisteria Cottage, is a charming, smaller part of the property with a personality all its own. Currently operating as a successful holiday rental, Wisteria Cottage presents a fantastic opportunity for supplemental income or could easily be adapted to suit a variety of needs, whether as guest accommodation, a home office, or an extension of the main living space.

Walnut Barn is a high end detached converted barn situated within the grounds, nestled in the gardens. Currently operated alongside Wisteria Cottage as an additional holiday rental, Walnut Barn offers flexibility in its use. It could easily serve as separate living quarters, ideal for an elderly grandparent or teenage children (STPP), providing both privacy and independence while remaining close to the main property.

Jessamine Cottage consists of; boot room, kitchen/diner, utility room, shower room, snug with log burner and living room bursting with character. On the first floor there are three bedrooms and a family bathroom. On the second floor there is another double bedroom with ensuite and ample eaves storage.

Wisteria Cottage adjoins Jessamine and consists of; hall, living room, kitchen/breakfast and utility. Upstairs there are two bedrooms and a bathroom.

Walnut Barn - hall, living room, kitchen/diner, utility/w.c. Upstairs there is a double bedroom and ensuite.



Bretforton

Situated in the charming village of Bretforton, this delightful stone cottage offers a perfect blend of character and charm. Lovingly maintained by its current owners for over 30 years, these sort of properties don't come around very often. With its picturesque stone façade blended with blue lias stone, period charm, and prime location in the heart of Bretforton, this cottage offers the perfect balance between a peaceful village lifestyle and modern living possibilities.

Bretforton is a thriving village tucked away in the heart of the Cotswolds. There is plenty to appreciate in Bretforton, a village shop, an award winning pub, The Fleece Inn, and a popular sports and social club. Local events and activities are plentiful too from drama groups, to a book club, gardening club and not forgetting the ever popular Last night at the Proms, the annual Asparagus Festival and the regular performances of infamous Silver Band, with roots tracing back to 1895.

The village primary school and pre school can be found in the centre. Excellent motorway links to M40 and M5 and the train line from Honeybourne and Evesham to Oxford and London Paddington.

Leonard's church is a Grade I listed church building in the heart of the picturesque village of Bretforton. The church dates back to the late 13th century but has some later Victorian additions. However, many of the original medieval features survive.

One of the Midland's (if not the country's), rarest and most historical theatres is to reopen this weekend. The unique, yet little-known Theatrebarn in Bretforton.

Set in a magnificent grade 2* listed medieval barn, theatre in Bretforton was founded some forty years ago when James Wellman MBE (ex 617 Squadron RAF, and actor at the Shakespeare Memorial Theatre), and his partner David Swift (an Escoffier trained chef), decided they wanted to run their own theatre.







Floor Plans



Location Map



Energy Performance Graph

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

Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.