



**ESTATE AGENTS**

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**Pear Tree Cottage**  
**Blacksmiths Lane**  
**Crothorne,**  
**Pershore,**  
**WR10 3LX**

**For Sale**

**Price £389,950**



**AN ATTRACTIVE EXTENDED GRADE II LISTED SEMI-DETACHED THREE BEDROOM COTTAGE WITH EXPOSED TIMBERS WOOD BURNING STOVE AND BESPOKE FITTED KITCHEN SET WITHIN THIS POPULAR VILLAGE HAVING DRIVEWAY, GARAGE AND OFF-ROAD PARKING.**

**Entrance Lobby, Fitted Kitchen/Breakfast Room, Living Room, Dining Room, Cloak Room, Three Bedrooms, Modern Bathroom, Summer House And Garden Store, Oil Central Heating, Detached Timber Garage, Cottage Gardens.**

**COUNCIL TAX BAND: D**

*Residential Sales Particulars*

## **Pear Tree Cottage, Blacksmiths Lane, Cropthorne, Pershore WR10 3LX**

### **Situation**

Pear Tree Cottage is beautifully presented having been well cared for by the present Vendor and is situated off Blacksmiths Lane behind picturesque garden frontage within this popular rural village. The village of Cropthorne has central Church with church yard, there is a large recreation ground and a modern village hall, there are a number of black and white cottages which show the historic age of Cropthorne dating back to the Norman times with Holland House which is mentioned in the Domesday Book. Cropthorne is well placed with easy access to both Evesham and Pershore where there are supermarkets and High Street shopping and Railway station to London Paddington approximately 90 minutes.

This delightful property sits in a quiet location with distant views to the village green, there is gated access and off-road parking, a timber garage/workshop, a summer house and a timber garden store in the back garden. There is oil fire central heating and propane gas for cooking. The cottage has double glazed windows and has been modernised sympathetically together with the extension the rear in the late 1900s and the kitchen extension built in 1950.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex and central car parks. The River Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the south west, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately twelve miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse; Cheltenham with National Hunt Horseracing, the Everyman Theatre and major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main shopping centre

### **Viewing**

#### **BY APPOINTMENT ONLY**

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

#### **Estate Agents Act 1991 (Misrepresentations Act 1967)**

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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### Property Comprises

Access is gained to the side of the property with solid timber door having glazed panel and cast furnishings and thumb latch into

**Entrance Lobby** with terracotta tiled floor covering, panelled radiator and pendant light. There are exposed ceiling timbers and wall beams, dado panelling and doors off to

**Cloak Room / Utility** with plumbing for automatic washing machine (stack system), space for tumble dryer over, rear elevation opaque glazed window with roller blind, panelled radiator and low flush WC. Wall mounted hand wash basin with Redring hot water electric heater. Cat flap, tiled splashback, wall mounted cabinet and shelf and extractor fan. Exposed ceiling timbers, Inset ceiling light and ample power points. Quarry tiled floor covering, timber ledged door with thumb latch.



Further timber door into

**Kitchen / Breakfast Room** with Bespoke fitted timber kitchen. Measuring approximately 15'1" x 9'2" (4.59m x 2.79m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboard under. Porcelain sink and timber drainer with mixer tap. Plumbed in dishwasher, enclosed oil central heating boiler. Fitted freezer and ample work top surfaces, Range Master gas hob with electric oven and metal extra hood over. Dual aspect timber framed double glazed windows with roller blinds, ceramic tiled surrounds, ample power points, wall mounted storage cupboards and display cabinet. Pendant light, work top surface down lighting, 24-hour time control for central heating and hot water. space for upright fridge / freezer, ceramic floor covering and exposed wall and ceiling timbers. Timber door into



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**Living Room** measuring overall approximately 16'8" x 13'8" (5.08m x 4.16m) with feature chimney breast having exposed brick and timber beam, wood burning stove inset over stone hearth. Exposed wall and ceiling timbers. Original front stable door with glazed panel and curtain rail over. Panelled radiator and multi socket power points. Front elevation timber framed and mullioned double glazed windows. Wall light points and TV aerial point.  
Door into



**Dining Room** measuring overall approximately 12'10" x 7'5" (3.91m x 2.26m) with exposed ceiling timbers, rear elevation windows with venetian blinds, panelled radiator and wall light points. Multi socket power points, Velux roof light windows, further door into lobby



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Stairway from living room leads up to first floor

**Landing** with rear elevation window, exposed wall and ceiling timbers, pendant light

**Bedroom One** measuring overall approximately 13'9" x 8'6" (4.19m x 2.26m) to eave height with front elevation dormer window being timber framed and double glazed, multi socket power points and exposed wall and ceiling timbers. Upright panelled radiator, cast period fireplace with mantle shelf and ceiling spotlights.



**Bedroom Two** measuring approximately 8'1" 9'1" (2.46m x 2.77m) with dual aspect timber framed windows, panelled radiator, pendant light and power points.

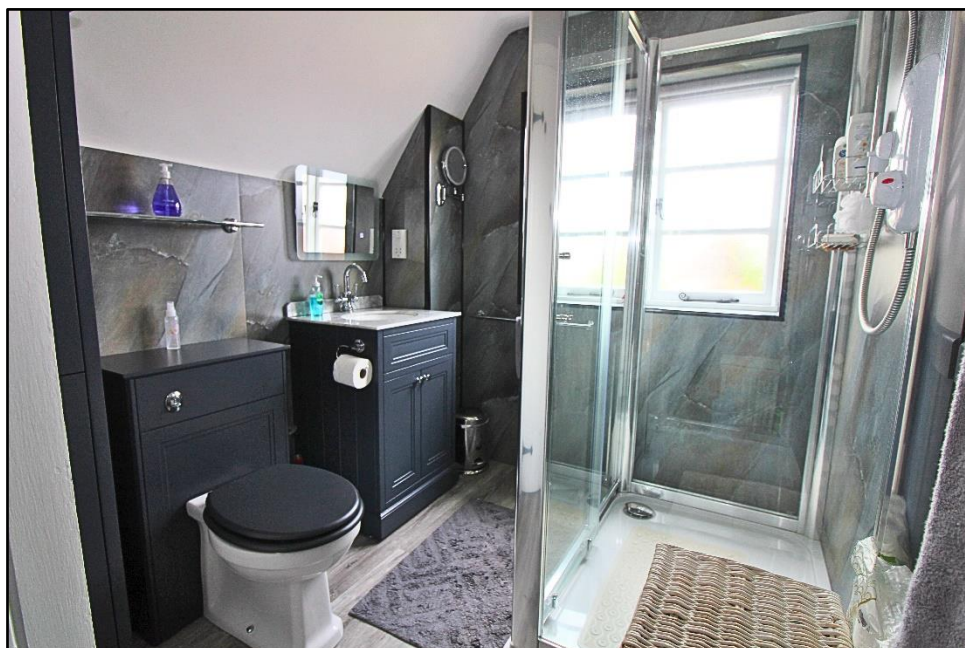


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**Bedroom Three** measuring approximately 9'5" x 7'7" (2.87m x 2.31m) to eave height with rear elevation dormer window with blind and half nets. Exposed wall and ceiling timbers, pendant light and fitted wardrobe cupboards. Shaped ceiling.



**Bathroom** measuring overall approximately 9'2" x 6'6" (2.79m x 1.98m) with Karndean floor covering. A quality bathroom suite with low flush WC and vanity hand wash basin with marble top, mixer tap and storage cupboard under. Coordinated upright cabinet, shaver point, wall mirror and glazed shelf. Shaving mirror and towel rail Upright radiator, dual control (electric or central heating), pull cord light switch. Aqua board wall covering, opaque glazed window with roller blind, walk-in shower cubicle with sliding glazed door and side panels. Mira Event electric shower with shower head on wall bracket. Access hatch to roof void, airing cupboard housing lagged hot water tank and slatted shelving.



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### Outside the Property

To the front there is gravelled driveway providing off-road parking, timber 5-bar gated access to inner drive and further off-road parking.



### Timber Garage

measuring approximately 8' x 16' (2.43m x 4.87m) with lantern light, useful attached side extension. Connected to power with double doors to the front and the old pear tree. The garden has raised borders, gravelled walkway / path to sculptured lawns. Well stocked borders, Acer trees and hollyhocks, foxgloves and Iris's to mention but a few. There are rose buses, further shrubs and grasses.

**Summer House** measuring 8' x 9' (2.43m x 2.74m) with panelled glazed double doors to the front and panelled glazed windows with opening quarters with crazy paved frontage. There is wrought iron gated access to the side / rear garden with lantern light, sitting areas lawn and paving, screened oil tank, log store and timber garden store measuring approximately 10' x 6' (3.30m x 1.83m).



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To the rear of the property there is further gravelled area and useful bin storage, outside power point and cottage style bottle gas enclosure. Outside light, security sensors



**Services:** All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

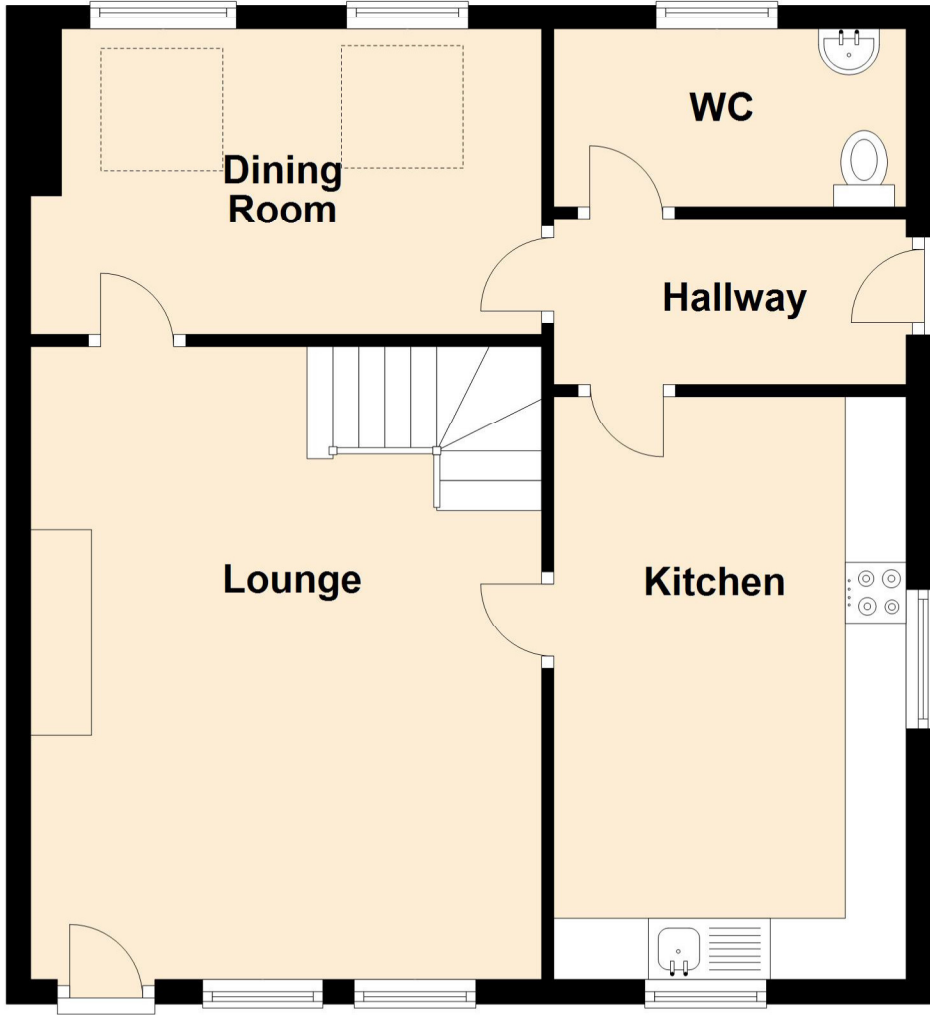
**Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.

**Tenure:** The property is freehold

**Local Authority:** Wychavon District Council,  
The Civic Centre,  
Station Road,  
Pershore  
WR10 1PT Telephone 01386 565000

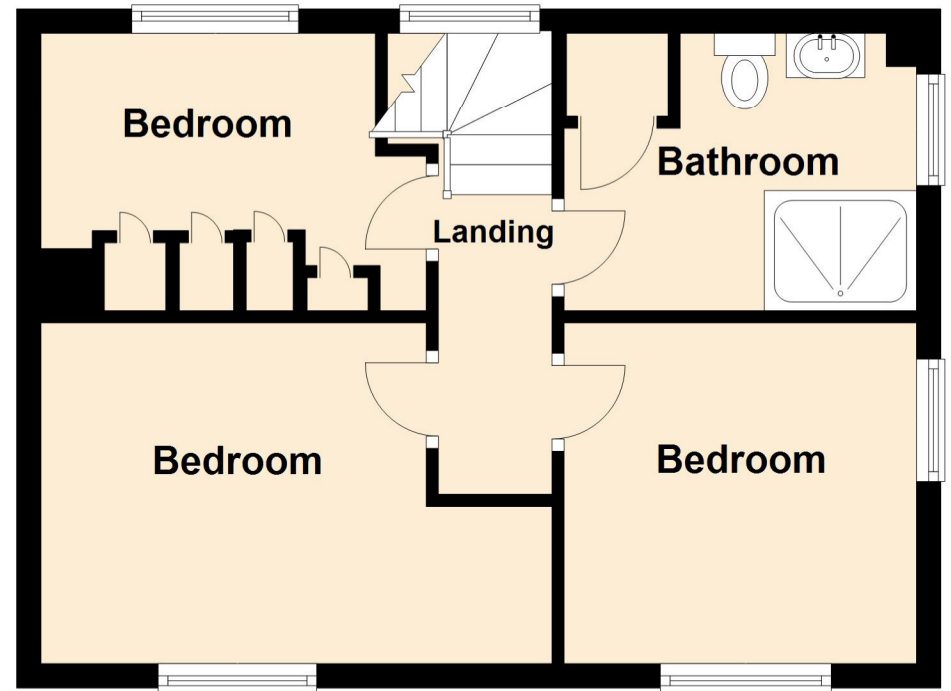
**Council Tax:** Band D





### Ground Floor

Approx. 56.1 sq. metres (604.2 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.6 sq. feet)

Total area: approx. 93.4 sq. metres (1004.8 sq. feet)