



ESTATE AGENTS

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Manor Coach House
Bridge Street
Pershore
Worcestershire
WR10 1AX

For Sale

Price £364,500



**A CHARACTERFUL TWO BEDROOM COACH HOUSE
CONVERSION CONVENIENTLY SITUATED HAVING
COTTAGE GARDEN OFF ROAD PARKING & WITHIN EASY
REACH OF THE TOWN CENTRE & LOCAL FACILITIES**
**Entrance Porch, Hallway, Fitted Kitchen/Breakfast Room (Exposed
Timbers), Dining Room/Day Room, Cloakroom, Sitting Room, Two
Good Sized First Floor Bedrooms, Bathroom Suite, Useful Storage/
Utility Room, Enclosed Rear Garden With Brick Store, Covered
Way, Tarmacadam Gated Driveway**
Council Band D EPC: ()

Residential Sales Particulars

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Situation

Situated off Bridge Street and opposite the Manor House is this rather unique coach house property once in the grounds of the Manor House and now a detached property with access to a driveway and off-road parking. This two-bedroom property is conveniently situated for the town and its amenities yet private with paved garden and lots of character. The property was extended in 1977 and dates back to the 1850s it is not listed, and it is in a conservation area.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarkets together a leisure complex. 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.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 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 and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, London and the Thames Valley, so significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately nine 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 superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised 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 through pillared wrought iron gates with lantern lights to tarmac driveway.

Entrance with door chime, opaque panelled glazed solid door with security lock into

Entrance Porch with opaque double-glazed window, coat hooks on rail and wall light point, Velux roof light window to sloping ceiling. Solid timber front door with security locks and opaque glazed side panel into

Entrance Hallway with panelled radiator, pendant light and opaque double-glazed window. There is power point and archway through to

Kitchen / Breakfast Room measuring overall approximately 18'10" x 10'4" (5.51m x 3.16m (average)) with exposed ceiling timbers, UPVC double glazed window with secondary double glazing. Panelled radiator and exposed brick ornamental fireplace. Range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Built-in fridge and freezer, separate oven and grill with pan drawers over and under. 4-burner gas hob top with extractor hood over. Wall mounted cupboards, plate rack and display cabinets. Patterned tiled surrounds and single drainer sink unit with mixer tap and useful shelving over. Built-in dishwasher, further base level storage cupboards, extractor fan and ample power points. Ceiling lights, high level shelf and panelled radiator.

Through to



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Dining Room / Day Room

measuring overall approximately 12'5" x 11'6" (3.81m x 3.53m) with double glazed southerly aspect windows having vertical blinds, panelled radiator, useful built-in storage cupboards. Ceiling light and multi socket power points. BT point and under stair storage cupboards.



Cloak Room

comprising low flush WC, pedestal hand wash basin and panelled radiator. Coat hooks on rail, partial ceramic tiled surrounds and double glazed window. 3-tier book shelving and pull cord light switch.



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Sitting Room measuring overall approximately 16'4" x 14'4" (4.99m x 4.38m) with double glazed window, picture rail and ornamental fireplace with exposed brick over brick hearth and electric heater inset (stove style) and mantle shelf. Panelled radiator, multi socket power points and TV aerial cable. Sliding double glazed patio door with side panel into garden.



From the inner hall with front elevation double glazed window with Venetian blinds and panelled radiator. Stairway leads up to first floor.

Landing with access hatch to roof void, ceiling light and louvre fronted double doors opening into



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Eave Storage Area & Utility Room with Worcester gas boiler and plumbing for automatic washing machine, lagged hot water tank, wall light and shelving. 24-time control for heating and hot water.

Bathroom comprising timber panelled corner bath with ceramic tiled surrounds, opaque double-glazed window and low flush WC. Panelled radiator and chrome towel rail. Glazed panelled shower screen with Mira electric shower, shower head on wall bracket. Pedestal hand wash basin, wall mounted towel rail and toilet roll holder. Double fronted wall cabinet and ceiling light.



Bedroom One measuring overall approximately (to eave height) 14'1" x 16'6" (4.29m x 5.05m) . With triple aspect windows, being double glazed and having secondary double glazing. Vanity hand wash basin with storage cupboard under and mirror and light over. Ceramic tiled splashback, panelled radiators, light and power points. Sloping ceiling and exposed purlin beams.



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Bedroom Two measuring approximately 11'4" x 10'6" (3.47m x 3.23m), to eave height, with exposed purlin beam, dual aspect double glazed windows with secondary double glazing and hanging rail within eave space. Panelled radiator, further eave storage cupboard and multi socket power points, wall light point, ceiling lights with fan.



Outside The Property

From the lounge there is terraced paved garden with retaining wall and gated access from the driveway. It is enclosed and ideal for potted plants, there are further retaining walls with border plants, shrubs and evergreens



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Useful Brick Store Within the garden there is useful brick constructed store with polycarbonate roof and measuring internally 8'10" x 6'7" connected to light and power, with ample space for upright fridge / freezer There is shelving and work top surface areas.



To the front of the property, there is covered area with paved base. Outside light and security sensors. There is screen to Belfast sink connected to mains water and further useful storage area.

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