

Joint Agents



ESTATE AGENTS

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Western House, Bridge Street
Pershore, Worcestershire
WR10 1AJ

For Sale

Price £1,695,000



**AN OUTSTANDING GRADE II LISTED TOWNHOUSE
IN THE HEART OF PERSHORE**

**Six Bedrooms, Five Bathrooms, Three Reception Rooms,
5,846 sq ft Of Accommodation, Triple Garage, Annex,
Landscaped Gardens. No Ongoing Chain.**

COUNCIL TAX: G

Residential Sales Particulars

Western House, Bridge Street, Pershore, Worcestershire, WR10 1AJ

Situation

Western House is an exemplary Grade II listed townhouse situated in the heart of historic Pershore. Built of mellow brick in Flemish bond with painted stone dressings, the accommodation is set over three floors and equates to 5,846 of traditionally styled living space.

Nestled on the banks of the River Avon, the property enjoys a host of character features with notable architectural traits. Both the sitting room and dining room are of an excellent size with traditional style fireplaces, full height sash windows and wooden shutters. The kitchen is fitted with a comprehensive range of units, integrated appliances and has an attractive island unit with further storage and wine fridge. Beyond which is a superb dual aspect family room with exposed ceiling beams, log burning stove and French doors opening to the rear terrace. In addition there is a fitted utility room and a well-appointed cloakroom. The cellar equates to 821 sq ft and provides good storage space.

The first floor consists of three wonderful bedrooms, a secondary utility room, a spacious family bathroom, dressing room and a dedicated study with en suite facilities. Stairs rise to the equally impressive second floor which offers three further double bedrooms together with three well-appointed shower rooms / bathroom.

The walled gardens are a fabulous extension of the house and have been lovingly attended to. The paved terrace provides an idyllic place to enjoy a morning coffee with views over the garden. A substantial bloc-paved drive adjoins the freestanding redbrick triple garage / annex. The annex offers fabulous conversion possibilities (subject to necessary planning permission) with two spacious rooms overhead. In addition there is an impressive BBQ / garden bar which has an open fire and seating area. An oak framed gazebo provides further entertaining space. The formal garden is a joy, principally laid to a manicured lawn, there are a host of deep-set herbaceous beds, established hedging and mature borders. In addition there is a highly attractive botanical greenhouse. The River Avon runs past the very foot of the garden, an idyllic backdrop, it allows for a host of outdoor activities: kayaking, canoeing and paddle-boarding are but a few.

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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 G

Viewing

BY APPOINTMENT ONLY Telephone: 01386 555368

All enquiries should be made to the joint 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.