



**ESTATE AGENTS**

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**Ivy Cottage,**  
**Main Road,**  
**Wyre Piddle,**  
**Worcestershire.**  
**WR10 2JB**

**For Sale**

**Price £295,000**



**A GRADE II LISTED TWO BEDROOM THATCHED COTTAGE SITUATED WITHIN THIS POPULAR RIVERSIDE VILLAGE WITH TERRACED GARDEN, RIVER FRONTAGE AND OFF-ROAD PARKING.**

Canopied Entrance, Lounge/Dining Room, Feature Fireplace, Fitted Kitchen, Cloakroom/Utility, Garden Room, Two Bedrooms, Bathroom Suite with Shower, Gas Central Heating. Council Tax Band: D

*Residential Sales Particulars*

**Ivy Cottage, Main Road, Wyre Piddle, Pershore, Worcestershire WR10 2JB**

**Situation**

Ivy Cottage is centrally situated within this popular village with crazy paved frontage providing off-road parking. This picturesque cottage is full of character with the exposed beams, mellowed brick fireplace and leaded windows together with a terraced garden leading down to a summerhouse and river frontage with riparian rights. The garden is south facing with steps and terraces from the garden room at the rear of the property.

In 2007 the property was rewired and plumbed and a new thatch covering using the Dorset system for safety reasons. The cottage is believed to date back to the 16<sup>th</sup> Century.

NB: The thatch was created in the summer of 2007 to comply with current building regulations, and it is the “Dorset model for thatching”, with half hour flexible fire barrier. The roof is combed wheat and the ridge is performing for another two to three years. There is a Master Thatcher’s report available for inspection.

The village of Wyre Piddle occupies a popular riverside position overlooking the River Avon and the various moorings to the riverside properties. There is a local public house and a village church together with a marina. There is a scenic walk to Pershore Town that takes in ‘The Wetlands Wildlife Reserve.’

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with 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.

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**

**Canopied Entrance Porch** with pendant light, solid timber front door, wrought iron furnishings and door chime into

**Lounge/Dining Room** measuring overall approximately 18'3" x 9'10" (5.57m x 2.77m) with front elevation timber framed, leaded windows with secondary double glazing, exposed ceiling timbers, BT socket and multi socket power points. Double panelled radiator and oak floor covering. Exposed mellow brick open fireplace with gas stove inset over brick hearth and timber mantle shelf. Wall light points, under stair storage cupboard (housing consumer unit and meter point), TV aerial socket.



**Cloakroom/Utility Room** housing gas central heating boiler. Plumbing for automatic washing machine, worktop surface and exposed timbers. Low flush WC, shelving and ceiling lights. Quarry tiled floor covering. Leaded and opaque glazed windows.



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**Kitchen** measuring approximately 7'6" x 7'10" (2.31m x 2.16m) with fitted kitchen units comprising worktop surfaces, drawers and storage cupboards under. Timber floor covering, space for freezer and space for fridge. 4-burner gas hob with extractor hood over and oven and grill under. One and a half bowl single drainer sink unit with mixer tap. Front elevation leaded windows. Multi socket power points, built-in shelving and wall mounted storage cupboards. Display cabinets and exposed ceiling timbers.



From the lounge at a lower level with exposed framed beams and a step down to

**Garden Sitting Room** measuring ( to follow) with gas stove on slate hearth, low level book shelving, exposed wall and ceiling timbers, multi socket power points and BT socket. Wall lights, leaded glazed French doors with side panels lead out to rear garden.





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Stairway from first floor leads up to

**Landing** with exposed roof timbers and wall timbers, side elevation leaded window, pendant light, timber floor covering, access hatch to insulated roof void (boarded) with light.

**Bathroom** with timber floor covering and comprising panelled bath, exposed wall and ceiling timbers, front elevation leaded windows with venetian blind. Pedestal handwash basin with shaver point and light over. Upright panelled radiator, low flush WC, extractor fan and ceiling light. Built-in shower cubicle with folding screen door, plumbed in shower with shower head on wall bracket.



**Bedroom One**

measuring approximately 9'2" x 10'6" (2.80m x 3.23m) with front elevation leaded windows, panelled radiator, timber floor covering, exposed wall and ceiling timbers. Built-in storage cupboards with shelving, multi socket power points.



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**Bedroom Two** measuring overall approximately 14'2" x 9'5" (4.32m x 2.89m) maximum with chimney breast intrusion being mellow bricked. Pendant light and shelving, timber floor covering and exposed wall and ceiling timbers. Hanging rail, TV aerial socket and multi socket power points. Extended leaded glazed window to the south elevation.



**Outside the Property**

To the rear there is quarry tiled patio being south facing and pedestrian access to the gable end. There is lantern light and wrought iron balustrading. Blue brick steps leading down to second terrace with stone paving. Further steps lead down to the third level ideal for cultivation/flowers. The 4<sup>th</sup> terrace has decking and there is summerhouse connected to power. This terrace overlooks the river and its mooring rights. There is approximately 14' river frontage. There are exterior lights within the rear garden.





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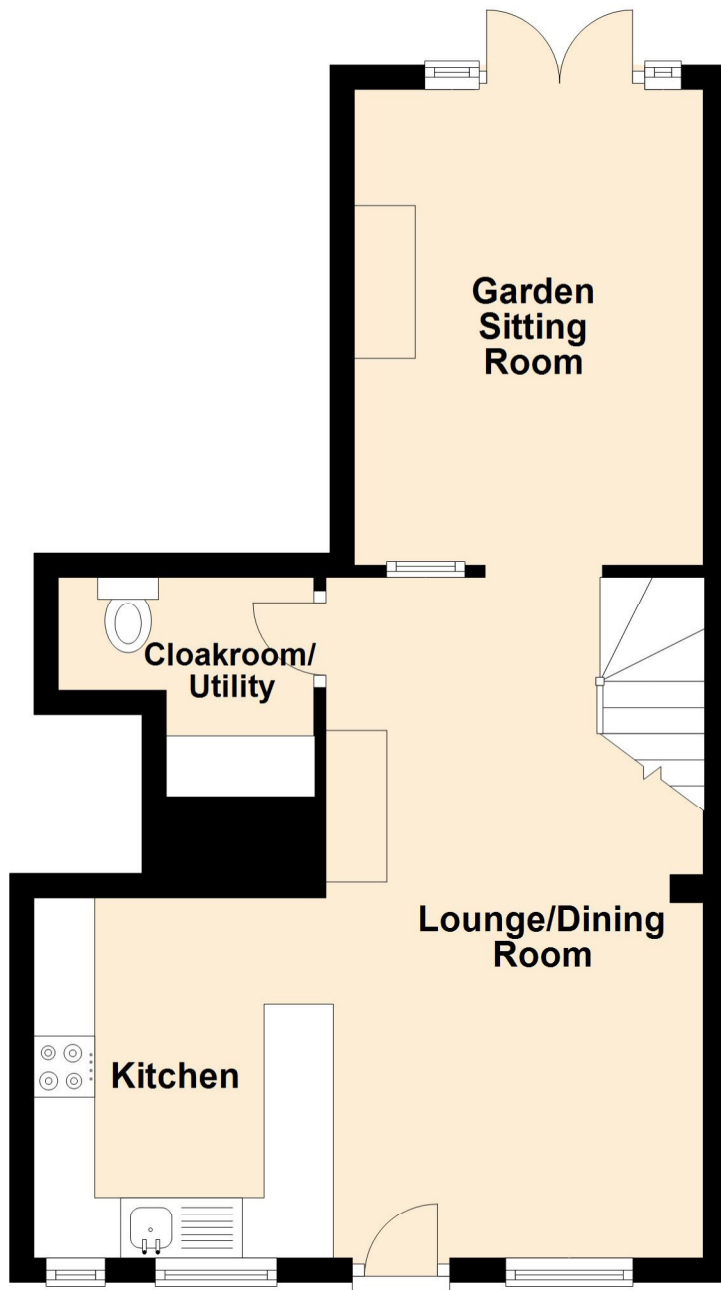
**Services:** All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

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

**Tenure:** The property is freehold.

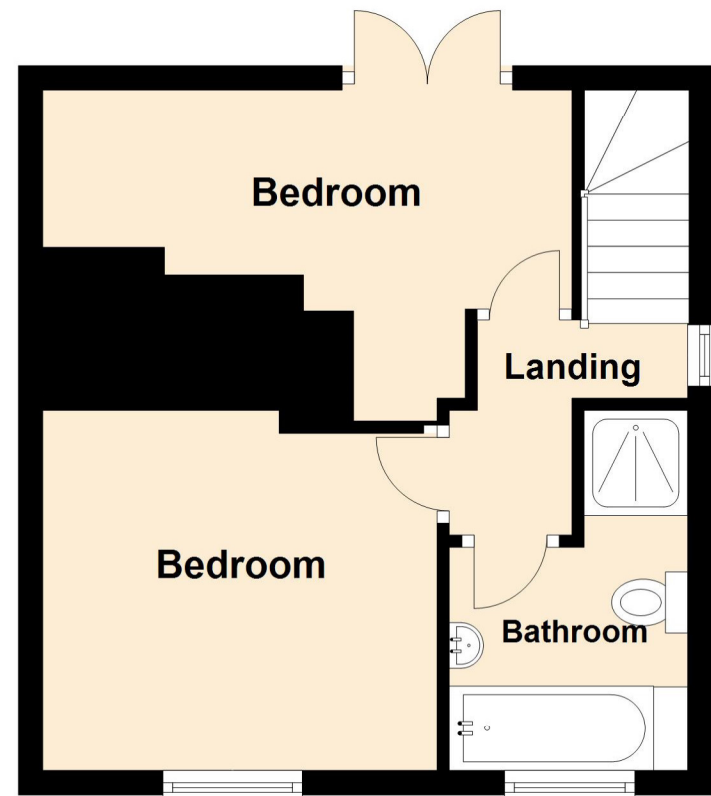
**Local Authority:** Wychavon District Council,  
The Civic Centre,  
Station Road,  
Pershore  
WR10 1PT Telephone 01386 565000

**Council Tax:** Band D



### Ground Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



### First Floor

Approx. 29.7 sq. metres (319.2 sq. feet)

Total area: approx. 69.9 sq. metres (752.3 sq. feet)