



ESTATE AGENTS

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St Joseph's Cottage,
Harewell Lane,
Besford,
South Worcestershire,
WR8 9AT

For Sale

Price Guide £695,000



A DETACHED & EXTENDED FOUR BEDROOM PERIOD COTTAGE IN GARDEN & GROUNDS OF APPROXIMATELY 3/4 OF AN ACRE, SET IN A PEACEFUL RURAL LOCATION.

Entrance Porch, Utility Room, Large Dining Room (Range Fireplace), Extended Living Room (Log Burner), Cloak Room, Fitted Kitchen, Ground Floor Bathroom, Four Bedrooms, Two En-Suite, Family Bathroom, Feature Landscaped Garden With Island, Detached Garage With Office Conversion Over, Original Brick Outbuilding (Bakery), Timber Garden Stores, Driveway & Off Road Parking.

EPC: F (37) COUNCIL TAX BAND: G

Residential Sales Particulars

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Situation

Besford Village gained its name from the first tenants under the Beauchamp family who lived at Madresfield Court in Malvern and had a large estate, which included Besford Court, and the properties they built in the surrounding area. St Joseph's Cottage, initially, was the village shop with bakery, which still exists behind the Cottage, built in 1885. Subsequently, the cottage has been extended in the last 50 years and now provides a characterful period cottage, set in its own grounds, with front driveway, allowing off-road parking and a modern detached garage, with loft conversion to provide a home office with its own separate access. The cottage has good sized rooms and period features together with double glazing and useful ground floor bathroom and a separate cloakroom. There is access from the living room, up to bedroom one, which has an accessible balcony overlooking the landscaped garden and an En-suite. There are three further bedrooms, with a further En-suite and a family bathroom. There is the main stairway to the first floor off the living room.

Outside the property, there is private drainage, and a landscaped garden, which was created some years ago, with water feature, ponds and an island, accessed over a foot bridge. There are sitting areas within the garden and a raised summer house, which has a stage like effect as a centre piece to this wonderful garden.

This is a predominantly farming area, with Besford Court across the fields, there are converted barns in the area and a picturesque village church and Church Farm House with its serpentine wall. The town of Pershore is approximately 4 miles distance and there is easy access to the M5 and other main centres.

The 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, dance 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

Viewing

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

Entrance Porch with timber front door, security lock and terracotta tessellated tiled floor, front elevation double glazed window and louvered sliding door into

Utility Room measuring approximately 8'2" x 7' (2.49m x 2.13m) with rear half panelled stable door, log box and shelving. Light and power points. Consumer unit and generator input connection. Plumbing for automatic washing machine, further quarry tiled floor covering.

From the porch inner ledged door with thumb latch leads into

Dining Room measuring 20'4" x 15' (6.21m x 4.57m). A characterful room with working range fireplace with exposed brick and cast-iron range inset. Terracotta floor covering, exposed timber beams and pendant lights, spotlights and power points. Upright panelled radiators, front elevation double glazed windows. Wall lights point and pelmet lights, access timber door to kitchen and further timber door into



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Main Living Room measuring overall approximately 28' 4" x 11' 8" (8.65m x 3.59m) minimum with matwell and $\frac{3}{4}$ quarter glazed double doors leading out to garden. Light oak parquet floor covering, wall light points and under stair storage cupboard with window. Double panelled radiators, multi socket power points and TV aerial socket. Wall mounted picture lights and ceiling lights, coving. Open fireplace with log burning stove inset with timber surrounds and mantle shelf. Front elevation double glazed windows with roller blinds.



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There is a ground floor wet room off the living room which comprises of wet room walk in electric shower, wall mounted hand wash basin and low flush WC, rear elevation window with blind and opaque glazed door, leads to the outside. Ceramic tile surrounds, wall mirror and light over, ceiling light, shaver point and extractor fan with pull cord switch.



Further pine door from the living room leads to storage area with shelving, with terracotta tiled floor covering, and a further pine door with thumb latch into

Cloak Room comprising low flush WC, vanity unit hand wash basin with mixer tap and storage cupboards under, panelled radiator and towel rail, rear elevation opaque glazed window and partial ceramic tile surrounds. Timber floor covering, pull cord light switch.



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Kitchen

with access from the dining room and the living room. Measuring overall approximately 7'8" x 17'10" (2.38m x 5.21m). With range of fitted kitchen units, having work top surfaces, drawers and storage cupboards under, laminated one and a half bowl sink unit with mixer tap. Ceramic tiled surrounds, terracotta floor covering, double panelled radiator. Storage drawers and microwave oven, ceramic hob, with oven and grill under, stainless steel extractor hood over. Wall mounted storage cupboards and rear elevation double glazed windows, space for upright fridge / freezer and ceiling spotlights.



From the dining room enclosed main stairway with banister rail and wall mounted coat hooks, leads up to first floor landing and bedrooms two, three and four (there is an internal door from bedroom three into bedroom one).

There is a second stairway from the living room, being enclosed and leads up to bedroom one with En-suite.

Bedroom One

measuring approximately 15'6" x 12'8" (4.75m x 3.90m) with front elevation double glazed windows and sliding glazed door with side panel onto balcony overlooking garden. Wall light points and ceiling lights, multi socket power points and built-in wardrobe cupboards, shoe cupboard and dressing area access hatch to roof void. TV aerial point and power points.



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Bedroom One

Balcony Bedroom One



Bedroom One En Suite comprising of rear elevation double glazed window, panelled radiator and timber floor covering. Fitted vanity units with hand wash basin and storage cupboards under. Enclosed cistern low flush WC and upright panelled radiator / towel rail. walk-in shower cubicle with glazed shower screen doors, plumbed in shower with shower head on wall bracket. Shampoo and soap dispensers, mirror and extractor fan, ceiling light and thumb latch door. From bedroom one there is access to bedroom three.



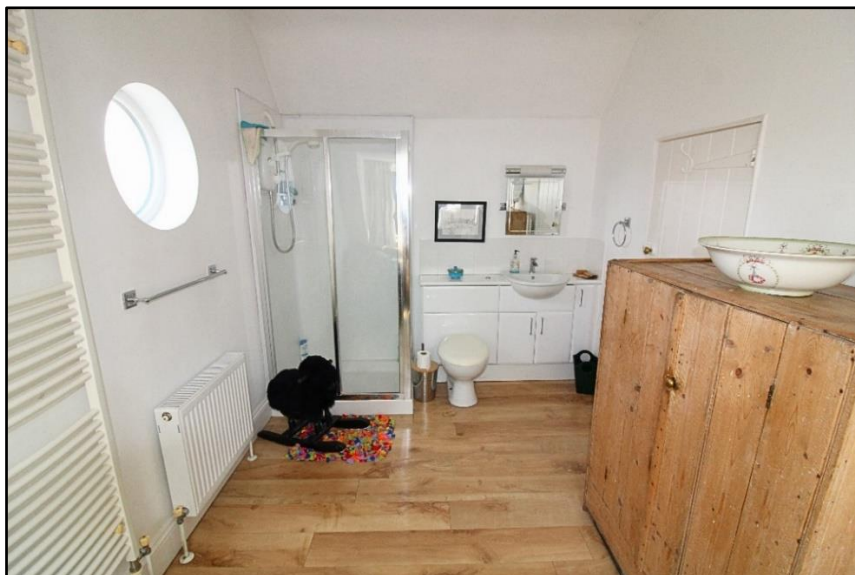
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From the main stairway to the landing there is access to

Bedroom Two measuring approximately 11'4" x 12'7" (3.47m x 3.87m) maximum with access hatch to roof void, pendant light and pull cord light switch, Multi socket power points and front elevation double glazed windows. Panelled radiator, enclosed airing cupboard housing factory lagged hot water tank, slatted shelving and immersion heater.



En Suite Dressing Room / Shower Room measuring overall approximately 8'2" x 14'5" (2.49m x 4.41m) into dormer window with timber floor covering. Vanity unit hand wash basin with mixer tap and low flush WC. Base level storage cupboards, tiled surround, wall mirror and shaver point with light over. Enclosed shower cubicle with glazed screen and Mira shower with shower head on wall bracket. Soap and shampoo dispensers, panelled radiator. Towel rail and circular gable end window, upright towel rail / radiator. Dressing area with dormer window having double glazed panels, with window seat and base level storage cupboards. Timber floor covering, extractor fan and ceiling light.



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From the landing there is bedroom three (this bedroom has an internal door through to bedroom one).

Bedroom Three measuring approximately 11'9" x 11'7" (3.62m x 3.56m) with multi socket power points, wall light points and pendant light. Exposed timber wall covering and built-in wardrobe cupboards, with dressing table, shelving and drawers. High level storage cupboards. Front elevation double glazed windows. Front elevation double glazed windows.



Off the landing there is bedroom four.

Bedroom Four measuring approximately 11'6" x 7'10" (3.53m x 2.16m) with rear elevation double glazed window, views over open countryside. Panelled radiator, pendant light and power points.



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Family Bathroom comprising timber panelled bath, glazed shower screen and Mira electric shower with shower head on wall bracket. Low flush WC, panelled radiator. Pedestal hand wash basin with mixer tap and tiled splashback. Wall mirror, shaver point and light, upright panelled radiator. Circular mirrored bathroom cabinet storage, timber floor covering, rear elevation window with views.



Outside the Property

St Joseph's Cottage has a mature beech hedge adjacent to Harewell Lane, with tarmacadam driveway to off- road parking to the front and side of the property and access to

Detached Garage measuring internally 9' x 15'5''(2.74m x 4.72m) with side and rear elevation windows, single up and over door. Connected to light and power.

Home Office There is a timber stairway to the rear of the garage leading up to converted attic space. With circular window, ceiling lights, power points, stainless steel sink unit and work top surface, base level storage cupboards under and ceramic tiled surround, individual electric wall heater.



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Attached to back of the garage, there is a useful implement mower store, with separate up and over door. To the rear of the property, there is propane gas tank and rear garden area predominately laid to lawn.

To the back of the house there is extensive paved patio and boiler storeroom with Valiant propane gas boiler, ample shelving and 24-hour time control, light point and gas isolator point. Mains outside water tap. There is a dividing timber lower fence with gate to further patio.

The Old Bakery

Being a period brick property, once a bakery to support the shop, with rear pigsty and originally an outside toilet. There is a timber garden store with felted roof.

Within the Bakery, there is the original fireplace with chimney breast and bakers oven and wash house cauldron still in situ.



The landscaped garden was created some years ago, with planted specimen shrubs and trees, with flower borders, there is a water feature, with circulating pump, to create a stream effect, with ponds and running water into a small pond and a channel which creates an island at the bottom of the garden, with foot bridge over, an ideal al-fresco area, under the shade of the trees.

There is summer house, with stone steps leading up, making a tranquil place to survey the garden with its sitting areas and further water feature pond.



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Towards The Island



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Island Foot Bridge



Sitting On The Island

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Services: Mains water electricity are connected. There is propane gas central heating and private drainage. 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

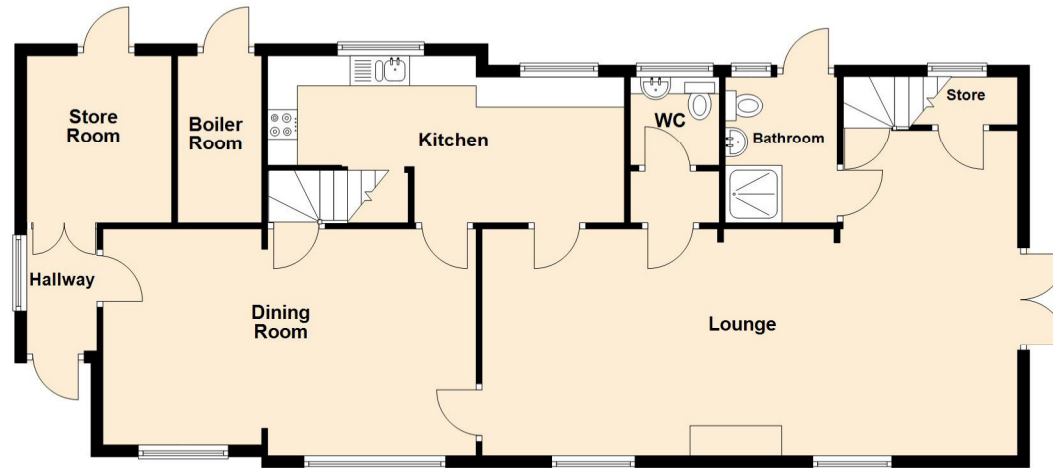
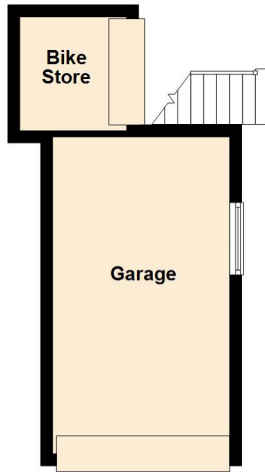
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Persnore
WR10 1PT Telephone 01386 565000

Council Tax: **Band G**

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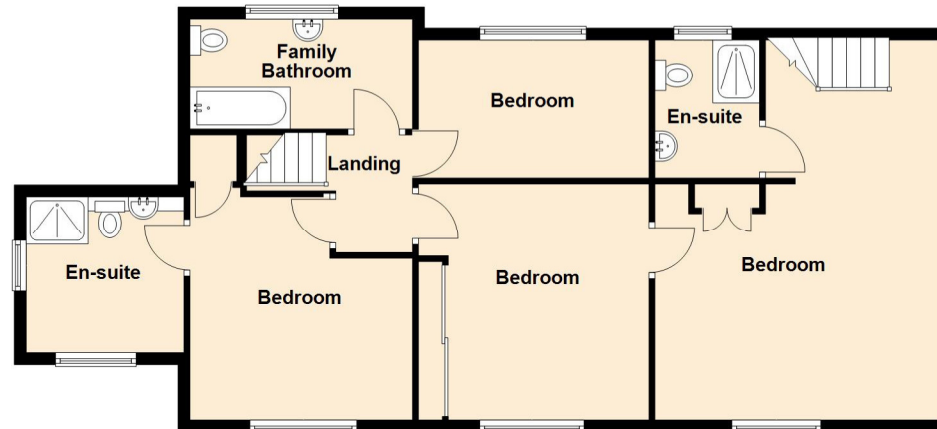
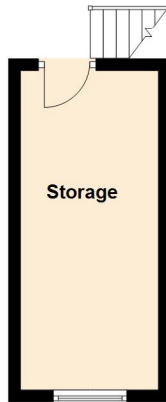


Summer House Stage



Ground Floor

Approx. 125.0 sq. metres (1345.3 sq. feet)



First Floor

Approx. 100.7 sq. metres (1084.1 sq. feet)

Total area: approx. 225.7 sq. metres (2429.3 sq. feet)