



15 Priest Lane

Pershire, WR10 1DH

Andrew Grant

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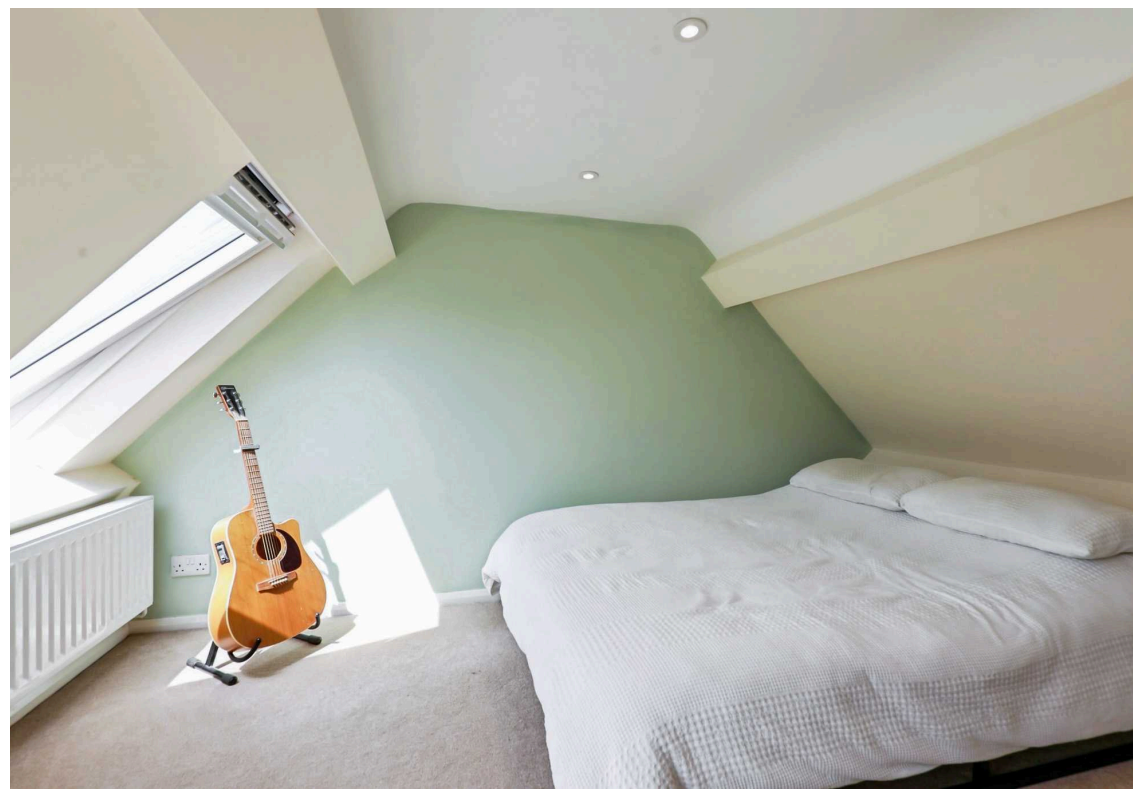
2 Bedrooms 1 Bathroom 1 Reception Room

Grade II listed workman's cottage with modern comforts and a shared courtyard garden in the heart of Pershore

- Two bedroom Grade II listed terraced cottage arranged across three floors
- Character features and contemporary finishes including a converted attic and modern kitchen
- Shared courtyard style garden with paved seating areas, raised beds and timber sheds
- Residents' parking area at the rear providing off road parking on an unallocated basis
- Central Pershore position close to amenities, river walks and transport connections

This charming terraced home forms part of a Grade II listed row in the centre of Pershore. The accommodation spans three floors with a cosy living room to the front and a modern kitchen behind it. On the first floor there is a generous double bedroom and a stylish bathroom, while a spiral staircase rises to a converted attic providing a private secondary bedroom. Outside there is a shared courtyard garden with seating, raised borders and sheds, plus unallocated parking at the rear.

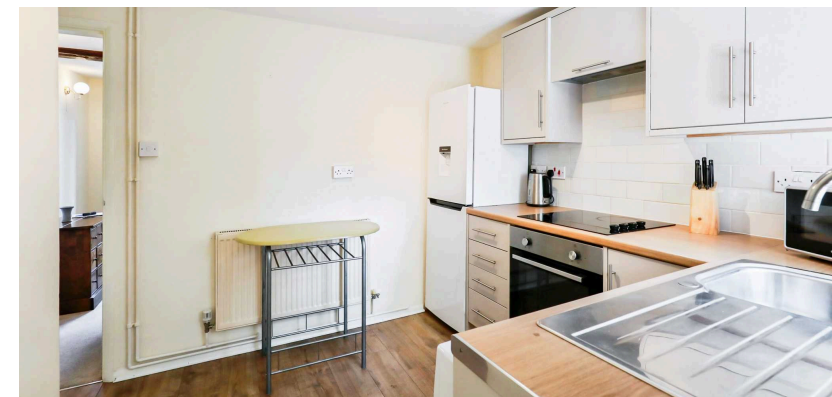
633 sq ft (58.8 sq m)





The kitchen

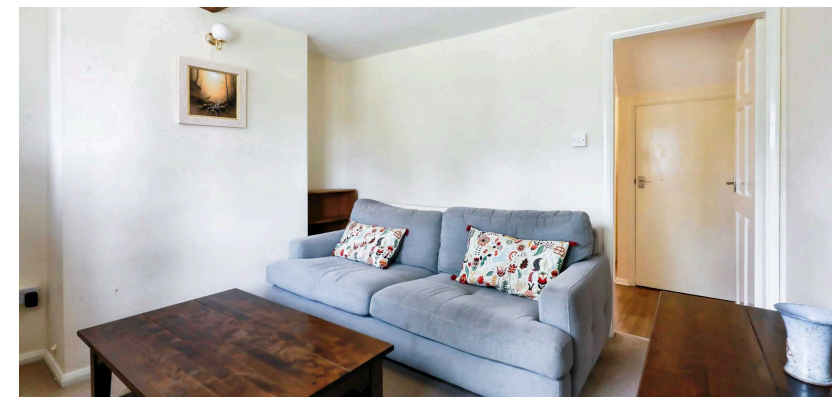
The kitchen serves as the hub of daily life, providing space for cooking and casual meals. Contemporary cabinets combine with wood effect worktops and an integrated electric oven and hob, while a stainless steel sink sits beneath a rear facing window. There is room for a breakfast bar and work surfaces, plus space for freestanding appliances and a doorway links through to the living room.





The living room

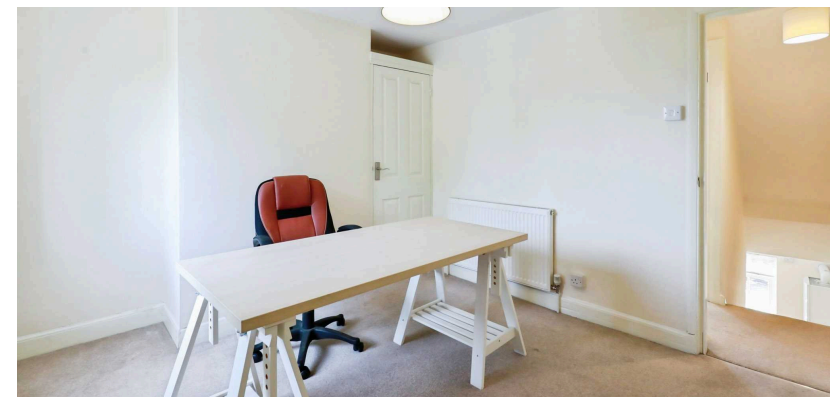
At the front of the home, the living room offers a welcoming space for relaxation and everyday gathering. An exposed ceiling beam hints at the property's heritage and frames the room, and there is a glazed entrance door and window facing the street. The room flows naturally towards the kitchen at the rear.





The primary bedroom

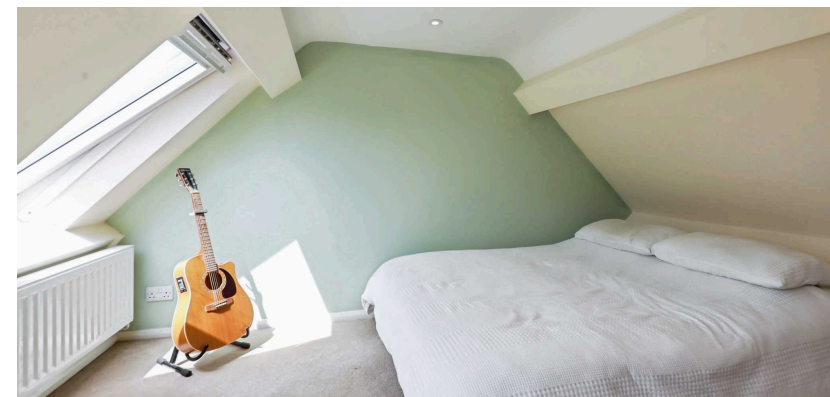
The first floor bedroom is a well proportioned double room that can easily function as a primary bedroom or home office. A window overlooks the front of the property and the room includes a useful cupboard for storage.





The second bedroom

Occupying the entire top floor, the second bedroom provides a peaceful retreat away from the main living areas. Converted from the loft space, it features sloping ceilings with Velux windows and recessed lighting that accentuate the cosy atmosphere. Useful eaves storage runs along one wall and a spiral staircase connects back to the first floor.





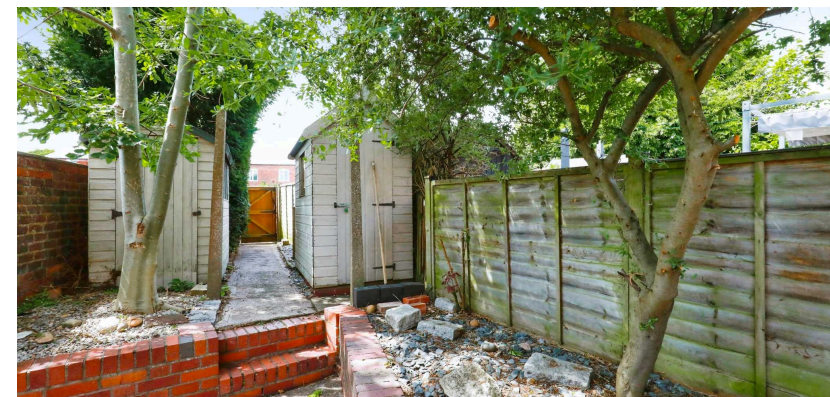
The bathroom

The main bathroom is located on the first floor to serve the household. It has a modern suite with a panelled bath, a wall mounted shower and marble effect panels, together with a contemporary basin and WC. A vanity unit provides useful storage and a chrome towel rail adds a practical touch, while a frosted window offers ventilation and privacy.



The shared garden

Behind the home there is a shared courtyard style garden that provides a pleasant outdoor space. It features a paved patio area for seating, raised borders with mature trees and gravel beds, and two timber sheds for storage. A pathway leads down to a gate that opens towards the parking area, and this area is shared with the neighbouring property.





The parking

Parking is available in a communal car park at the rear of the terrace. A generous tarmac area provides spaces for residents and is enclosed by brick walls. Although spaces are not allocated, it offers convenient off road parking just a short walk from the back of the garden.

Location

Pershore is a thriving market town in Worcestershire with a rich heritage and attractive Georgian architecture. Residents benefit from a mix of independent shops, cafes, pubs and supermarkets, together with parks and riverside walks along the River Avon. There are sporting facilities and community activities nearby, along with schooling at both primary and secondary levels. The town has a railway station and regular bus services to Worcester, Evesham and beyond, while the A44 gives road links across the county and towards major routes.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 10000 Mbps and upload speeds up to 10000 Mbps (source: Ofcom checker).

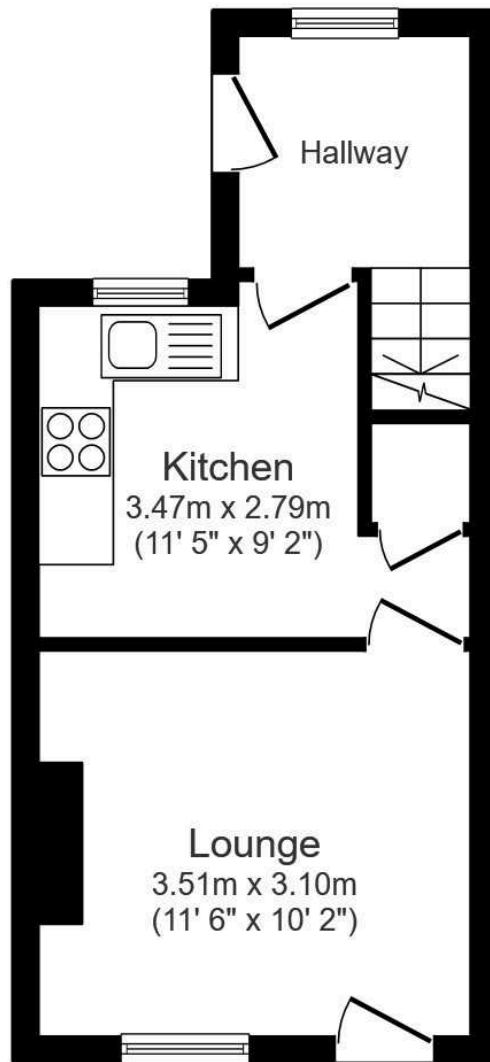
Mobile Coverage: Likely available from Vodafone, Three, O2 and EE (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding. Surface water flooding is predicted to increase to low risk between the years 2040 and 2060.

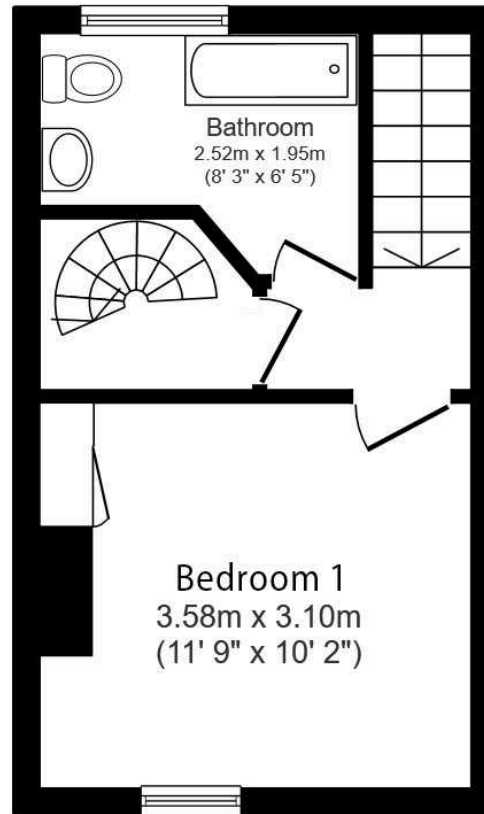
Council Tax

The Council Tax for this property is Band B.

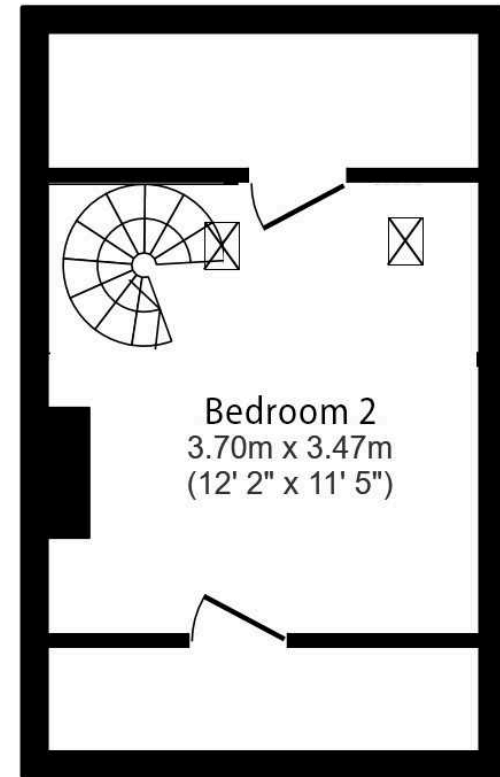




Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Total floor area: 58.8 sq.m. (633 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



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