



Old Pear Tree Cottage, Crowle, Worcestershire

G HERBERT
BANKS

EST. 1898

Old Pear Tree Cottage,
Church Road
Crowle
Worcester
WR7 4AT

For Sale by Online Traditional Auction

A very charming listed detached historic cottage.

Situated in the heart of this highly desirable village.

- Reception hall, cloakroom, large drawing room, dining room, snug, kitchen with breakfast area, four bedrooms and two bathrooms
- Detached tandem garage and the most delightful large mature gardens
- Around 0.43 of an acre

Situation

Old Pear Tree Cottage is situated in the heart of this very sought after east Worcestershire village. The village provides an extensive range of amenities including a primary school, a post office, garage, plant nursery with tea room, substantial village hall with playing fields, a Community-run shop and café, the Chequers pub and St John the Baptist Church.

The village has a number of fine period houses including several timber framed buildings, some of which are thatched.

Crowle is situated approximately 5 miles from both the cathedral city of Worcester and the spa town of Droitwich. With easy access to both Junctions 6 and 7 of the M5 and excellent rail links from Worcester Parkway, Shrub Hill and Foregate Street railway stations, all being approximately 10 mins away, Crowle is well placed for commuting to both London Paddington, Birmingham and the West Midlands. Worcester has an extensive range of amenities and facilities including a racecourse, theatre and county cricket ground. It also has a number of state and independent schools.

Description

This utterly charming grade II listed timber framed cottage has been in the same ownership for 36 years and offers superb family accommodation. Whilst in need of some updating and improvement, it has successfully retained some lovely period and character features including a wealth of exposed timbers.

The house is approached by a reception hall with wood block floor, timber ceiling and period entrance door. There is a cloakroom off with a charming stained glass leaded light door.

The generous drawing room has a splendid open stone and brick fireplace with oak lintel over, timbered ceiling and triple aspect with twin French doors to the rear terrace and garden. There is a recess display alcove and fitted book shelving.

Separate dining room with timbered ceiling, exposed timber wall frames and lovely outlook over the front garden.

L shaped breakfast kitchen with a range of timber fronted wall and floor cabinets, AEG propane gas hob and extractor over and adjacent BBQ cooker, two electric ovens, quarry tiled floor, sink unit, plumbing for washing machine, breakfast area with cupboard housing a Worcester oil fired boiler and separate useful pantry.

Snug/sitting room with fitted book shelving, exposed brickwork and lovely aspect over the rear gardens.

A wide feature staircase with timber handrail leads up to a fine galleried landing with oak balustrade, part vaulted ceiling with exposed wall and ceiling timbers, Oak bench seat and integral shelved cupboards.

There are four bedrooms, the small single bedroom is presently being used as a study. These bedrooms have a range of fitted furniture including wardrobes.

There are two bathrooms offering en-suite facilities to all the bedrooms.

Outside

Detached tandem garage with double timber doors, two side doors with a paved driveway fronting it. Adjoining dog pen to the rear.

Side entrance porch to the house.

Most delightful mature gardens. These are a wonderful feature of the property. To the front of Old Pear Tree Cottage is a splendid large walled garden laid principally to lawn with paths and well stocked floral and shrubbery beds. There are a few specimen trees including cherry.

Side paved area with timber gate leads to the very pretty large rear garden. This comprises an initial paved patio area leading on to a long lawn with feature well with tiled canopy, timber pergola and a variety of specimen trees including plum, apple and cherry. There are further well stocked side borders, two useful timber garden sheds and a small further lawned garden with side rockery and mature hedge.

Separate access over Foredraught Lane with gates leading into the garden – this is on a separate title.

GENERAL INFORMATION

Agent Note

Please note the property lies within a conservation area.

Mains electricity and water. Oil fired central heating.

Local Authority

Wychavon District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office

Tel: 01299 896968

Directions

What3words ///patrolled.flagpole.rainwater



AUCTION PROCESS

Method of Sale

The property is offered for sale by Online Traditional Auction. The selling agents are using the Bamboo Auctions platform. The Auction end date is Friday 17th April 2026 at 12 noon**. The vendor reserves the right to withdraw the property for sale prior to the Auction end date. For further details on the auction process and legal documents directly related to the property please view our website

[Old Pear Tree Cottage, Crowle, Worcester WR7 4AT, WR7 4AT | Bamboo Proptech](#)

Online Traditional Auction Process

Proof of identity – under the Money Laundering Regulations 2017 it is a requirement that all potential purchasers will need to formally identify themselves. In order to place a bid through the website you will need to register online and in doing so complete the ID checks. Please note that there is no charge for registration.

Buyer's and Administration Fee

The successful bidder will be required to pay through the Bamboo Auction website a sum of £5,000. This is made up of Buyer's fee of £3,300+VAT (£3,960 gross) and a contribution towards the deposit of £1,040. The total deposit, payable to the vendors solicitors, will be 10% of the purchase price.

Legal Pack

Copies of the Legal/Auction Pack to include special conditions of sale, are available online to download. In order to access this, prospective purchasers will need to have registered through the online platform. It remains the purchaser's responsibility to ensure that they fully understand the information provided and make all further enquiries.

Completion Date

14 days after the Auction end date.

Traditional Online Auction Explained

For further details as to how the traditional auction works please contact the agents and ask a copy of the pdf buyers guide via email.

**If bids are received within the last 5 minutes of the 12 noon deadline the closing time will be extended. For full details contact the Agent.



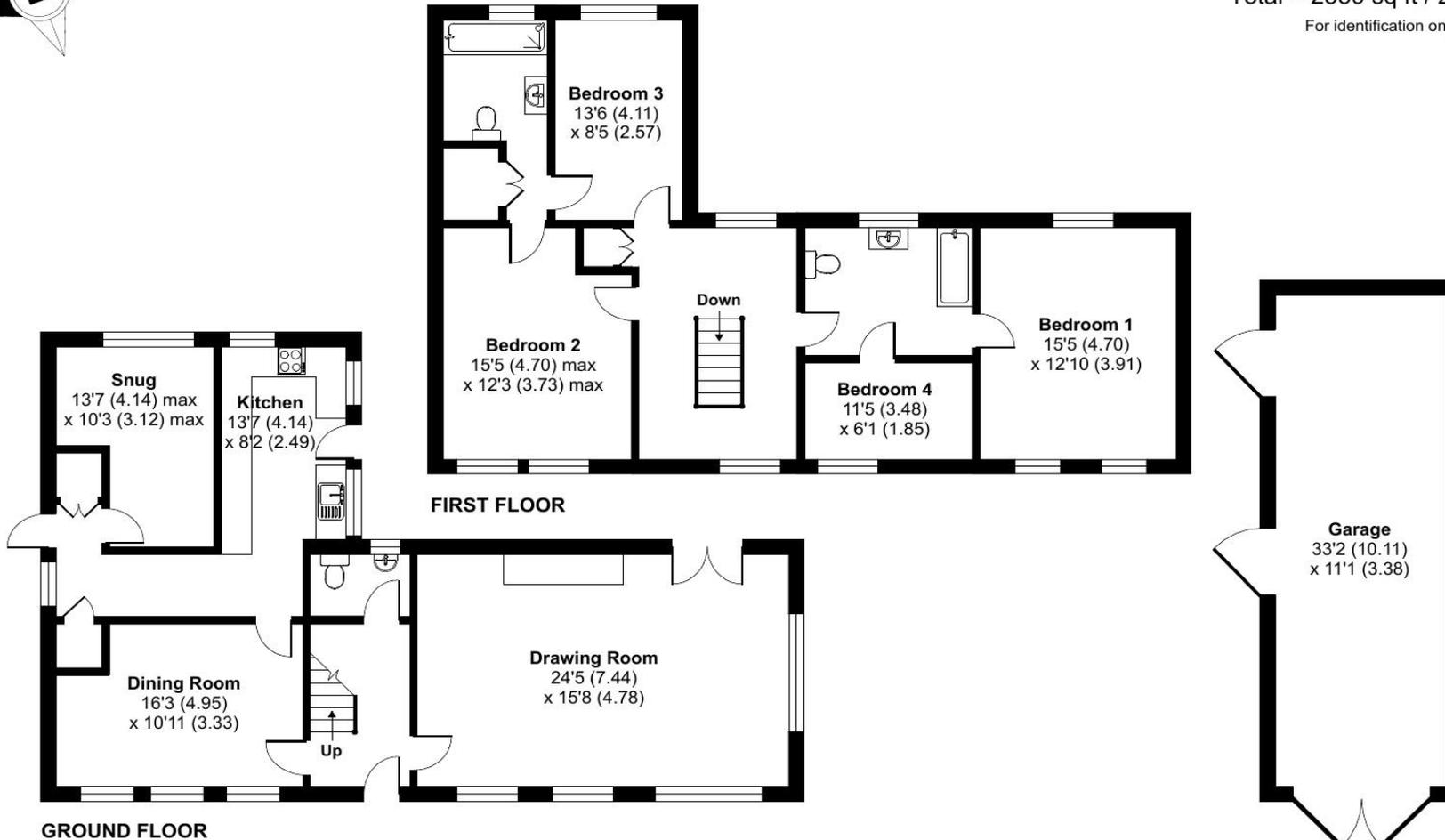
Church Road, Crowle, Worcester, WR7

Approximate Area = 1989 sq ft / 184.8 sq m

Garage = 370 sq ft / 34.4 sq m

Total = 2359 sq ft / 219.2 sq m

For identification only - Not to scale



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for G Herbert Banks LLP. REF: 1302341

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