



## Bowbrook Cottage Worcester Road, Pinvin

Pershore

Guide Price **£695,000**

 **JONES &  
ASSOCIATES**

BESPOKE ESTATE AGENCY



## Bowbrook Cottage Worcester Road

Pinvin, Pershore

- A substantial and attractive detached property set within approximately 1.2 acres, offering generous outdoor space and a strong sense of privacy.
- Occupying a peaceful semi-rural position on the edge of the village, with open countryside nearby yet remaining conveniently close to Pershore and local amenities.
- The accommodation is flexible and highly adaptable, well suited to a variety of lifestyles including family living, home working, or multi-generational arrangements.
- The layout also offers clear potential to be divided into two self-contained dwellings, each with their own kitchen and bathroom facilities, subject to any necessary consents.
- A generous principal living room extending to over 20 ft in length provides an excellent space for both entertaining and day-to-day living.
- A bright and airy sunroom to the rear overlooks the garden, creating an additional reception space ideal for dining or relaxing.
- A substantial detached two-storey garage, extending to approximately 669 sq ft, provides excellent storage, workshop space or potential for alternative uses, subject to any necessary consents.



This attractive detached property offers well-proportioned and highly adaptable accommodation arranged over two floors, set within a generous plot of 1.2 acres (approximate) within a peaceful semi-rural setting on the edge of the village. The property was constructed in 1994. The house is approached via a gravel driveway providing ample parking, with the property itself well screened by mature planting, creating a sense of privacy from the outset.

Internally, the ground floor provides a flexible layout suited to a variety of lifestyles. There are two generous reception rooms, including a principal living room, together with a further reception room ideal as a sitting room, snug or home office. To the rear, a bright and airy sunroom overlooks the garden and provides an additional reception space, perfect for dining or day-to-day living.

If you view the floorplan, you will see that this property could easily be divided into two separate dwellings, each with their own kitchen and bathroom.

The kitchen is centrally positioned and complemented by a separate utility room, offering practical day-to-day functionality. A ground floor bedroom provides further flexibility, whether for guests, multi-generational living or workspace, and is served by a nearby cloakroom.

To the first floor, the accommodation continues to impress with three well-proportioned bedrooms. The principal bedrooms are comfortable doubles, while a particularly large third bedroom offers versatility and could equally serve as an additional reception space if required. A walk-in wardrobe and bathroom facilities in bedroom one completes the first floor.

Externally, the property benefits from a substantial detached garage arranged over two floors, extending to approximately 669 sq ft, offering excellent storage, workshop space or potential for alternative uses, subject to any necessary consents.





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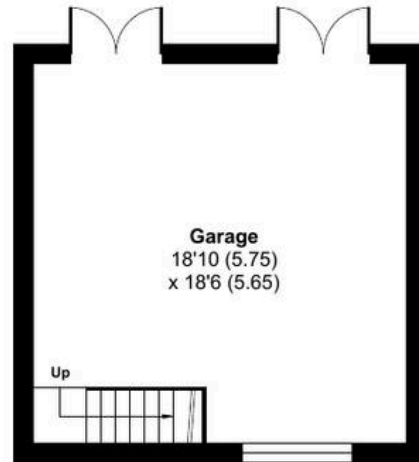
# Worcester Road, Pershore, WR10

Approximate Area = 1879 sq ft / 174.6 sq m  
 Limited Use Area(s) = 125 sq ft / 11.6 sq m  
 Garage = 669 sq ft / 62.1 sq m  
 Total = 2673 sq ft / 248.3 sq m

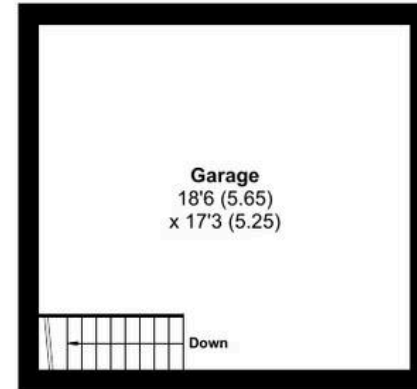
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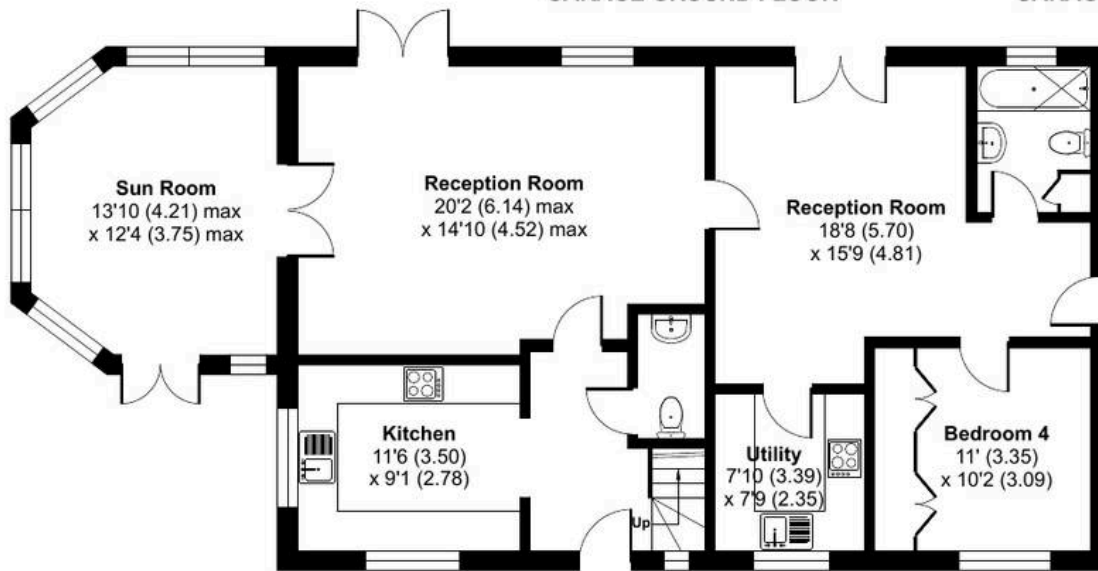
Denotes restricted head height



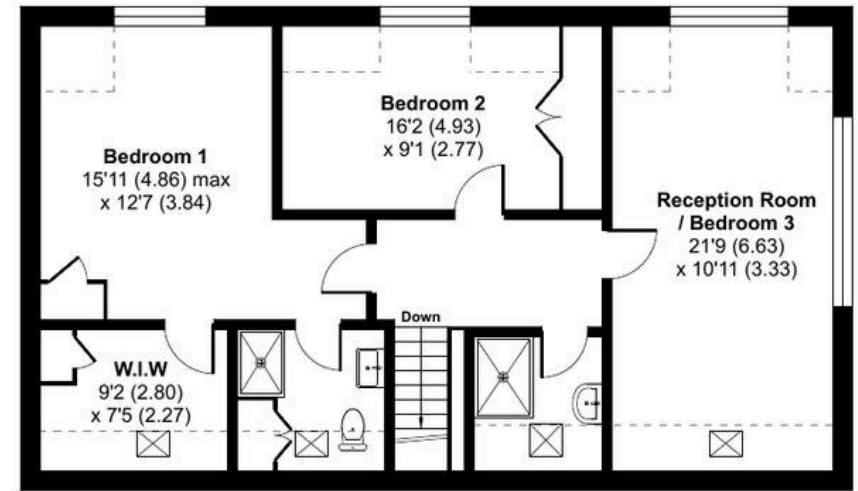
**GARAGE GROUND FLOOR**



**GARAGE FIRST FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



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