



Bank House Main Street, Cropthorne

Pershore

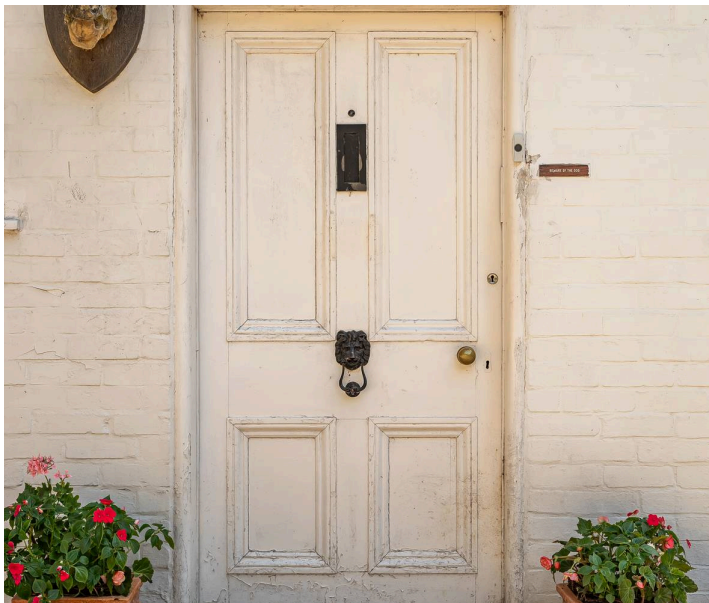
Guide Price £600,000



Bank House Main Street

Crophorne, Pershore

- No onward chain – Substantial detached period residence extending to approximately 2,206 sq ft, arranged over three floors with a useful cellar.
- Offering exceptional scope for modernisation and refurbishment, the property presents a rare opportunity to create a bespoke family home.
- Beautifully established gardens extending to approximately two-thirds of an acre, offering exceptional privacy and mature surroundings.
- Quietly positioned along a private road in the heart of the highly sought-after village of Crophorne.
- Originally two cottages, thoughtfully combined and extended to create a spacious and characterful family home.
- Two impressive reception rooms, including a magnificent 28ft principal reception room, ideal for family living and entertaining.
- Covered rear veranda overlooking the gardens, creating a superb outdoor entertaining space for year-round enjoyment.
- Detached timber garage together with a generous driveway providing off-road parking for multiple vehicles.
- Five-bedroom accommodation with versatile attic rooms, ideal for family life, guest space or home working.



Occupying an enviable position at the top of a private road within the heart of the highly sought-after village of Cropthorne, Bank House is a substantial detached period residence standing within beautifully established gardens extending to approximately two-thirds of an acre, enjoying beautiful far-reaching views across the village, extending to Bredon Hill beyond. Originally two separate cottages, the property has been thoughtfully combined and sympathetically extended over the years to create an impressive family home extending to approximately 2,206 sq ft, offering a rare opportunity to acquire a character property of considerable scale with enormous potential for sympathetic modernisation, which is reflected in the price.

Constructed of traditional brick elevations beneath a pitched tiled roof, the property retains an abundance of charm and period character whilst offering spacious and versatile accommodation arranged over three principal floors, together with a useful cellar.

The accommodation is entered via a welcoming reception hall which provides access to the principal living spaces and a convenient cloakroom/WC. The magnificent principal reception room extends to almost 28 feet in length, creating an exceptional space for both elegant entertaining and relaxed family living. A large bay window frames elevated views across the beautifully landscaped rear garden and the village beyond, while flooding the room with an abundance of natural light. A separate dining room provides an equally generous second reception room, ideal for entertaining or family gatherings, whilst retaining the character expected of a home of this period.

The kitchen/breakfast room offers excellent potential to become the heart of the home and is complemented by a particularly generous utility room, providing valuable additional storage and practical workspace. A useful cellar is accessed internally and offers excellent storage.



To the first floor, the spacious principal bedroom benefits from an en-suite shower room, whilst two further well-proportioned double bedrooms are served by a family bathroom. The second floor continues the versatile accommodation with a further bedroom together with an additional attic room, currently used for storage but offering excellent potential as a home office, hobby room or occasional fifth bedroom, subject to any necessary consents. The attic retains its original boarded floor, believed to have historically formed part of the servants' accommodation, adding further interest to the property's history.

Whilst perfectly habitable, Bank House would now benefit from a programme of modernisation, presenting an exceptional opportunity for a purchaser to sympathetically enhance and personalise this attractive period home whilst preserving its inherent charm and character. The property already benefits from a combination of double-glazed and original-style windows.

Externally, the property enjoys a wonderful sense of privacy, approached via a private road leading to a generous driveway providing off-road parking for at least two vehicles together with a timber garage which also includes a separate storage section for garden tools and machinery, as well as a secluded greenhouse and potting area behind. Please note that a public footpath passes along the driveway.

The beautifully established rear gardens extend to approximately two-thirds of an acre and are undoubtedly one of the property's defining features, comprising expansive lawns, mature specimen trees, established shrubs and numerous seating areas that create a peaceful and secluded setting.



A particular highlight is the impressive covered veranda to the rear of the property, which can be accessed via the sitting room, hallway or the utility room, providing a superb outdoor entertaining space overlooking the gardens and offering year-round enjoyment regardless of the weather.

The elevated drone photography perfectly illustrates the exceptional setting, with the property surrounded by mature greenery and enjoying delightful views across the surrounding village & countryside, whilst remaining conveniently positioned within one of Worcestershire's most desirable villages.

Situated within the highly regarded village of Crophorne, nestled between the Georgian market towns of Pershore and Evesham, the property enjoys an enviable setting combining a thriving village community with beautiful Worcestershire countryside. Crophorne centres around an attractive village green and offers a parish church and a village hall. Locally, Clive's of Crophorne is very popular, as is the Gardeners Arms in Chalton. With the River Avon nearby, the village is particularly well known for its boating, fishing, riverside walks and picturesque surroundings, whilst the nearby Bredon Hill provides further opportunities for walking and outdoor recreation.

The nearby Georgian market town of Pershore provides an excellent range of independent shops, supermarkets, cafés and restaurants, together with an indoor market, leisure centre, library, two medical centres and Pershore Community Hospital. The highly regarded Number 8 Arts Centre offers a varied programme of theatre, cinema, live performances, exhibitions and community activities, forming a vibrant cultural hub within the town. Pershore is also well served by a range of highly regarded schools catering for all age groups.



For commuters, Evesham, Pershore or Worcestershire Parkway railway stations provide direct rail services to Worcester, Birmingham, Oxford and London Paddington, whilst Junction 7 of the M5 is approximately nine miles away, offering convenient access to Birmingham, Bristol and the wider motorway network. The nearby market town of Evesham offers an extensive selection of shopping and everyday amenities, while the larger centres of Stratford-upon-Avon, Cheltenham and Worcester provide excellent shopping, cultural and leisure facilities, all within comfortable driving distance.

Tenure: FREEHOLD

EPC Rating: E

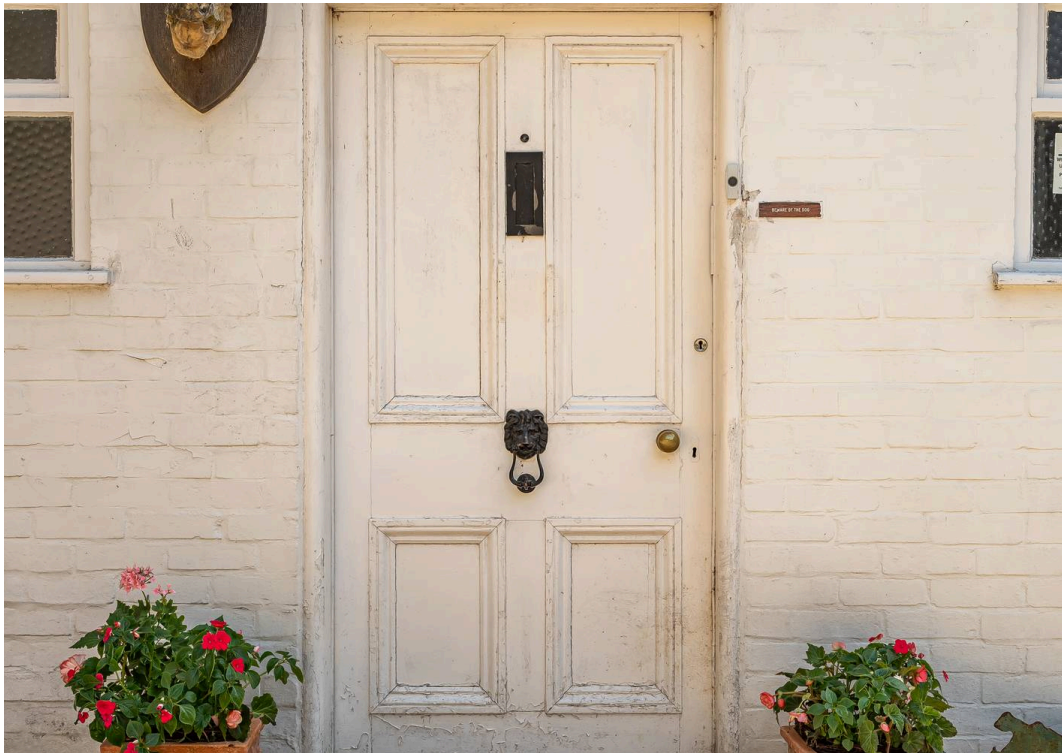
Local District Council: Wychavon

Council Tax band: G









Bank House, Main Street, Cropthorne, Pershore, WR10



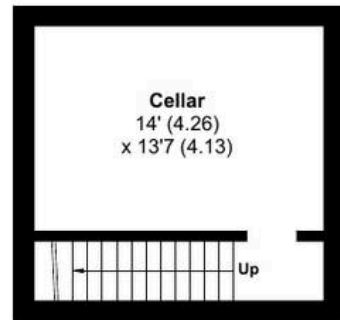
Approximate Area = 2206 sq ft / 204.9 sq m

Limited Use Area(s) = 59 sq ft / 5.5 sq m

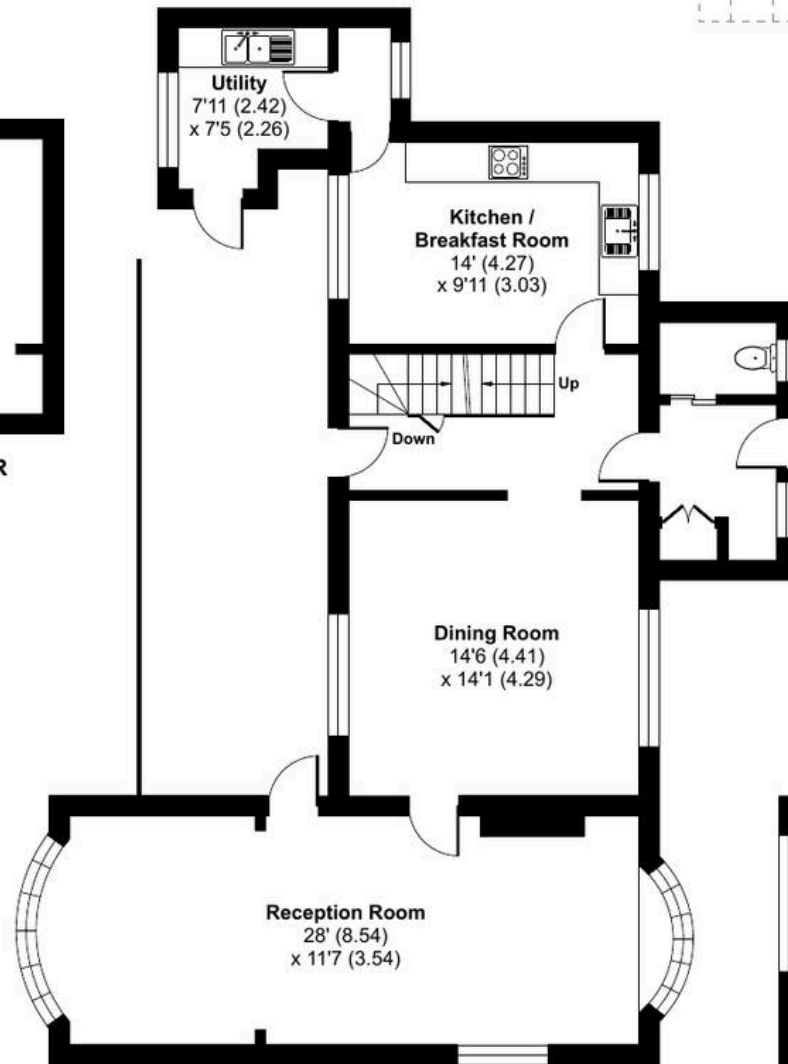
Total = 2265 sq ft / 210.4 sq m

For identification only - Not to scale

Denotes restricted
head height



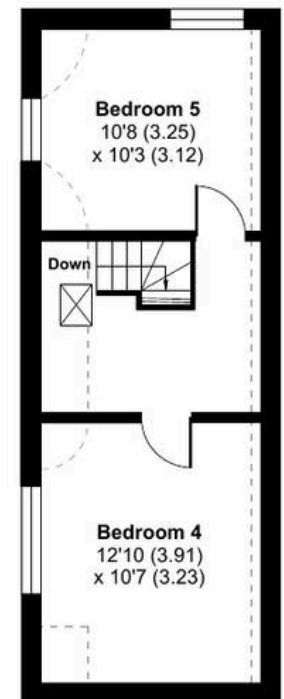
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Jason Jones & Associates. REF: 1495211

**JONES &
ASSOCIATES**

BESPOKE ESTATE AGENCY



Jones & Associates

14 Bridge Street, Pershore - WR10 1AT

01386 291010 • info@jjaa.co.uk • www.jjaa.co.uk/