



April Cottage Chapel Lane, Wyre Piddle
Persnore

Guide Price **£295,000**



April Cottage Chapel Lane

Wyre Piddle, Pershore

- Characterful two-bedroom semi-detached cottage on Chapel Lane in Wyre Piddle, with a painted brick frontage and traditional entrance canopy.
- Welcoming sitting room featuring an inset stove, timber fireplace surround and tiled hearth, creating an attractive focal point.
- Updated kitchen/breakfast room with Shaker-style cabinetry, a peninsula breakfast bar, space for a table and direct access to the garden.
- Updated ground-floor shower room featuring a glazed shower enclosure, vanity basin, WC and chrome towel rail.
- Two first-floor bedrooms with characterful sloping ceilings and windows to the front and rear, with built-in cupboard storage in the larger room.
- Long, established rear garden with a lawn, mature shrubs, trees and planted borders, framed by hedging and timber fencing.
- Separate garden studio measuring approximately 15'6" x 7'5", with power and lighting, offering versatile space for home working or hobbies.

Council Tax band: B

Tenure: Freehold

EPC: D

April Cottage is a delightful and wonderfully characterful two-bedroom semi-detached cottage, brimming with charm and offering a warm, welcoming atmosphere throughout. With its cosy proportions, traditional features and inviting interiors, this enchanting home perfectly captures the appeal of quintessential cottage living.

Thoughtfully maintained and improved, the accommodation combines traditional character with modern comforts, including an updated kitchen, ground-floor shower room and dedicated study.

Outside, the established rear garden provides a lovely setting in which to relax and unwind, complemented by a separate garden studio with power and lighting, an additional workshop and off-road parking.

Full of warmth, individuality and cottage charm, April Cottage is an appealing home, ideally suited to first-time buyers, downsizers or those seeking a cosy and characterful retreat.

The cottage offers approximately 690 sq ft of internal accommodation, together with a separate studio of approximately 114 sq ft. Its painted brick frontage, cottage-style windows and pitched entrance canopy create an attractive first impression.

The front entrance opens into the living and dining accommodation, where timber joinery and neutral decoration establish a warm, cohesive feel. The sitting area features an inset stove framed by a timber fireplace surround and tiled hearth. Alongside, the dining area comfortably accommodates a table and chairs, with a timber staircase rising to the first floor and useful storage space beneath.



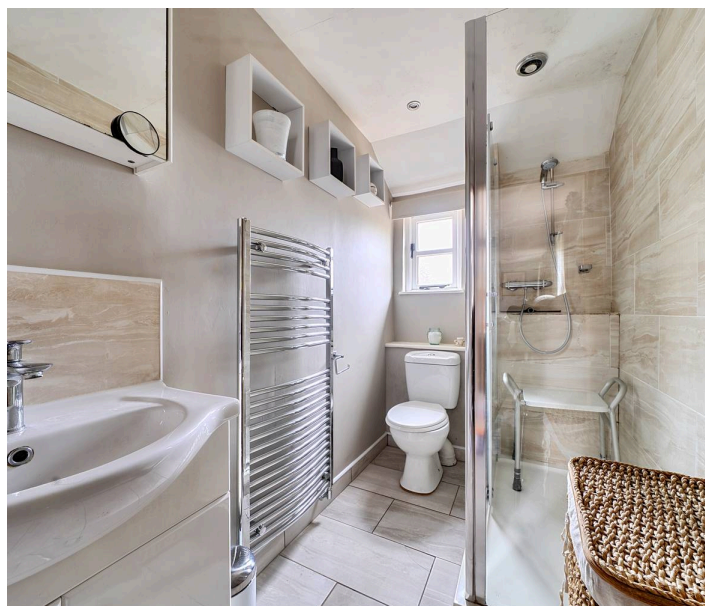
Adjoining the dining area, the study provides a dedicated space for working from home. Fitted shelving and cupboards offer practical storage, while a window provides an outlook towards the rear garden.

The updated kitchen/breakfast room is fitted with Shaker-style wall and base units, contrasting work surfaces and tiled splashbacks. A peninsula breakfast bar adds preparation and seating space, with room for a breakfast table beside the garden-facing window. The layout accommodates a range-style cooker, freestanding fridge/freezer and washing machine. A door opens directly onto the garden terrace, providing convenient access for outdoor dining.

The ground-floor shower room has also been updated and includes a glazed shower enclosure, a washbasin within a vanity unit, a WC and a chrome towel rail, complemented by tiled finishes.

On the first floor, the landing serves two bedrooms, both enjoying windows to the front and rear. Sloping ceilings add to the cottage's character, while the larger bedroom features timber panelling and built-in cupboard storage. Both bedrooms are currently furnished with double beds.

Outside, the long rear garden offers a succession of established outdoor spaces. A paved terrace immediately adjoining the kitchen provides room for garden furniture, with gravelled areas alongside. A lawn extends beyond, bordered by mature shrubs, flowers and trees, with hedging and timber fencing defining the boundaries.



Positioned within the garden, the separate timber studio measures approximately 15'6" x 7'5" and benefits from power and lighting. This versatile building provides space for hobbies, creative pursuits or a home office away from the main house. An additional workshop offers further room for projects and storage.

The property also benefits from off-road parking.

Location

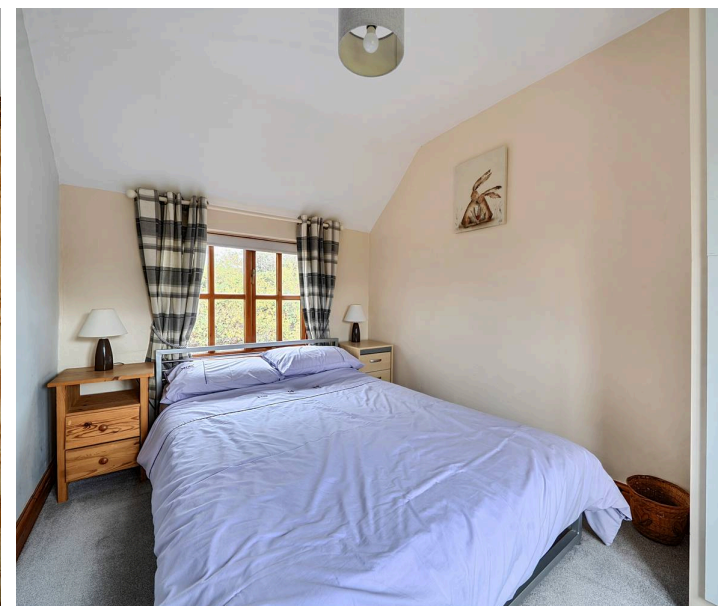
Wyre Piddle is a lovely riverside village, with the advantage of a bypass which prevents any through traffic. This village supports the local church and the Marina. There is a village riverside pub and walk to Pershore passing through the Wetland reserve conservation area.

The market town of Pershore, only two miles away, is Georgian styled and provides high street shopping facilities, two supermarkets and 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 and yoga classes and is very much a part of Pershore community living.

Pershore train station or Worcestershire Parkway Station provide links directly to London Paddington or Worcester Shrub Hill travelling on to Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, 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 horse racing and the Everyman Theatre and major main shopping facilities, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.



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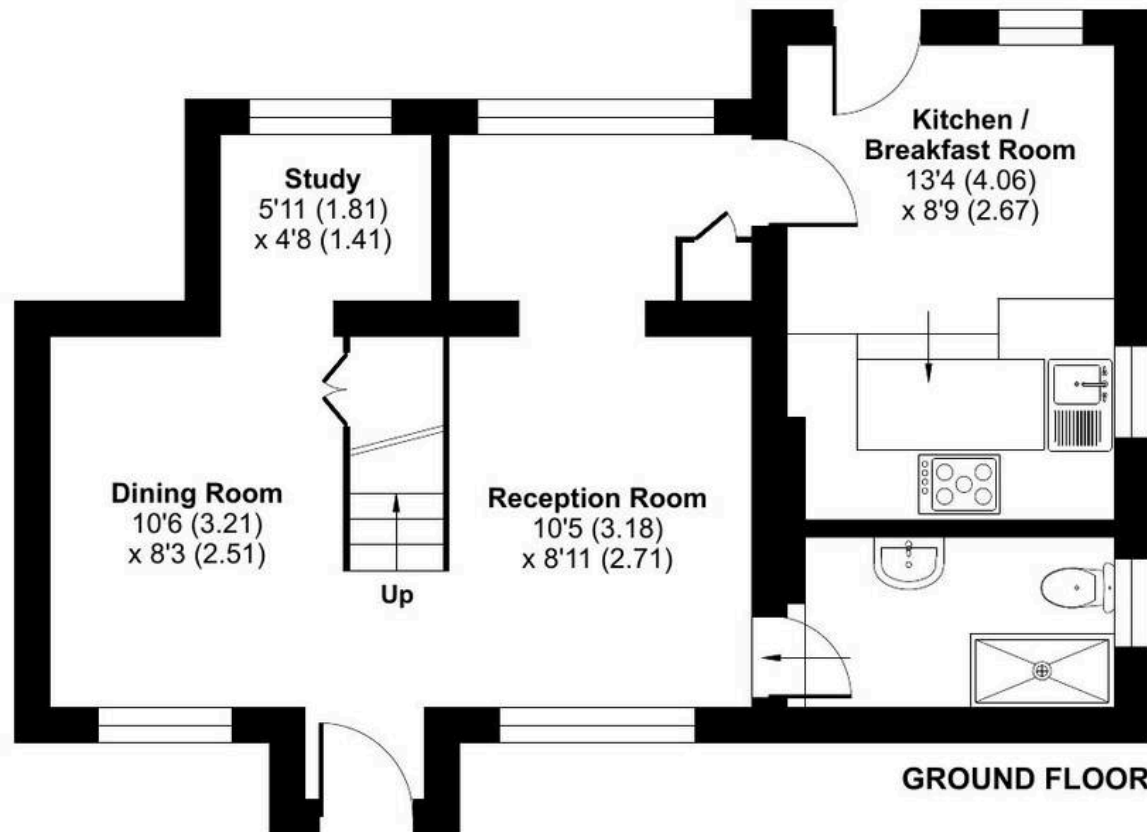
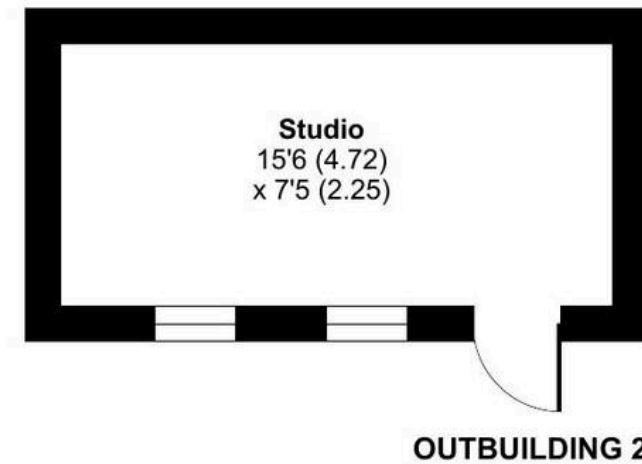
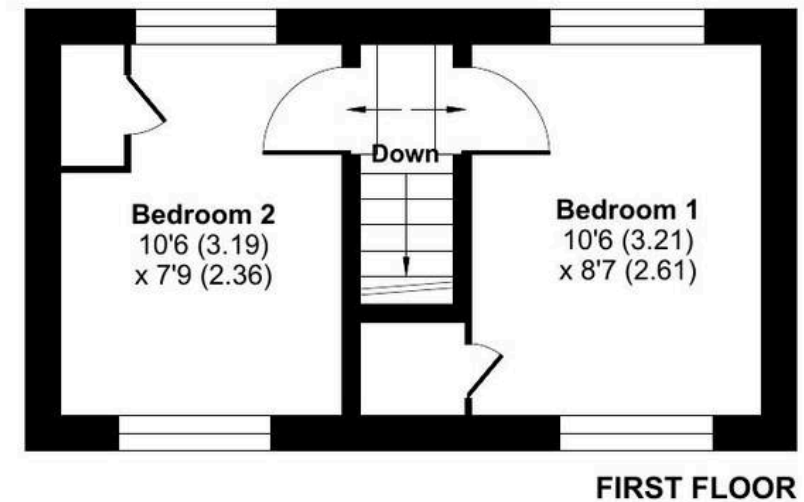
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Approximate Area = 690 sq ft / 64.1 sq m

Outbuilding = 114 sq ft / 10.6 sq m

Total = 804 sq ft / 74.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2026. Produced for Jason Jones & Associates. REF: 1529060

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