



PERSHORE HOUSE

— *Pershire, Worcestershire* —

A HIDDEN REGENCY LANDMARK

Tucked quietly within the heart of Pershore, yet entirely removed from its bustle, Pershore House is one of those rare homes that feels both discovered and remembered. Dating back to circa 1820, this Grade II listed Regency villa sits within approximately 1.2 acres of private, landscaped grounds, bordered by the historic Abbey Park - a setting that feels both central and utterly secluded.

Approached via a sweeping gravel driveway with a turning circle, the house reveals itself gradually - a moment of arrival that never fails to impress. Mature topiary, specimen trees, and carefully curated planting frame the façade, creating a sense of quiet grandeur. It is, quite simply, a house of stature - long admired locally, yet surprisingly hidden from view.



LIGHT, PROPORTION & PRESENCE



The architecture is everything one hopes for from a Regency home - high ceilings, large sash windows, elegant symmetry - yet what sets Pershore House apart is the quality of light. A broad south-facing aspect allows sunlight to pour through the principal rooms, while the dual aspect ensures a naturally temperate, comfortable environment year-round.

Internally, the house balances historic detailing with thoughtful modernisation. Georgian architraves, marble fireplaces, Victorian mouldings and original joinery sit alongside carefully considered updates, creating interiors that feel refined yet entirely liveable.





THE ART OF LIVING WELL

The principal reception rooms are beautifully executed. The drawing room is both elegant and inviting - centred around a marble Georgian fireplace and a Vermont Castings Intrepid II wood burner, with bespoke joinery discreetly incorporating media and storage. Triple sash windows and French doors frame uninterrupted views across the garden.

The dining room is equally atmospheric with panelled walls, an Adams-style fire surround, and a Vermont gas stove mirroring the warmth of the main reception space. Oak flooring runs underfoot, reinforcing a sense of continuity and flow.

A series of interconnected spaces allows the house to flex effortlessly - from formal entertaining to relaxed family living - something the current owners have enjoyed for over two decades.



THE HEART OF THE HOME

At the centre of the house lies a kitchen designed not just for function, but for living.

A central island anchors the space, complete with De Dietrich induction hob, integrated appliances including an AEG microwave, and multiple power points designed for modern living. The iconic three-door gas AGA provides both a visual focal point and practical versatility, complemented by black granite worktops and smoked glass splashbacks.

Underfoot, honed limestone flooring flows seamlessly into the adjoining sunroom - a beautifully light-filled extension that blurs the boundary between indoors and out. Beyond lies the original Georgian pantry with integral cold store, a rare and charming feature.

This is a kitchen designed for gathering - for long lunches, family celebrations, and effortless entertaining.



FLEXIBILITY & FLOW



Pershire House has evolved with its owners, offering a layout that adapts to changing needs. A converted hayloft above the garage now serves as a gym, while the study, library, and multiple reception rooms provide quiet spaces to retreat.

The library on the landing is a particular highlight - a calm, south-facing room lined with bespoke shelving, offering a moment of stillness within a larger home.

The staircase itself is a feature - a French-polished mahogany balustrade winding through multiple levels, reinforcing the sense of scale and craftsmanship throughout.



BEDROOMS & PRIVATE SPACES

The principal bedroom suite enjoys a south-facing aspect, with a dressing room opening onto a private balcony and an en-suite bathroom featuring original 1930s detailing alongside modern fittings.

Further bedrooms are generously proportioned, many with fireplaces, built-in storage, and views across either the formal gardens or towards Pershore Abbey. A top floor provides additional bedrooms and flexibility for guests, family, or workspace.

Throughout, there is a sense of privacy and calm - a house that accommodates both large gatherings and quiet moments with equal ease.





GROUNDS, GARDENS & OUTDOOR LIVING

The grounds are as compelling as the house itself. Extending to around 1.2 acres, they have been thoughtfully landscaped to create a series of distinct yet connected spaces.

A heated swimming pool, surrounded by paved terraces, forms a natural focal point during the summer months, while a Victorian greenhouse with a mature pinot noir vine, ornamental pond, and mature planting add layers of interest throughout the seasons.

The boundary adjoining Abbey Park incorporates historic reclaimed stone, reinforcing the property's heritage. Mature trees, hedging, and topiary create a haven for wildlife, while carefully positioned seating areas offer both sun and shade throughout the day.



THE EAST WING – INDEPENDENCE & OPPORTUNITY

An attached two-bedroom wing provides exceptional versatility. With its own entrance, kitchen, living spaces, and garden, it offers ideal accommodation for multi-generational living, guests, or income potential (previously advised at approximately £1,400 pcm).

Importantly, it retains the ability to be reintegrated into the main house with minimal alteration, offering flexibility for future owners.



INTELLIGENT LIVING – BEHIND THE SCENES



Beneath the elegance lies an impressively advanced and flexible infrastructure. The house benefits from a hybrid heating system, combining mains gas, an air source heat pump, and immersion heating - all feeding a central thermal store.

Solar panels with battery storage (15kWh Anker system) provide both efficiency and a passive income stream (currently averaging over £2,000 per annum), while full fibre broadband and Cat 5 cabling throughout ensure the house is fully future-proofed.

This is a home that respects its heritage while embracing modern performance.



A SETTING THAT CANNOT BE RECREATED

Positioned directly alongside Pershore Abbey Park, within a conservation area, the setting is both protected and enduring. The surrounding landscape - from the River Avon to the wetlands and beyond to Bredon Hill - offers exceptional walking and natural beauty, all within moments of the front door.

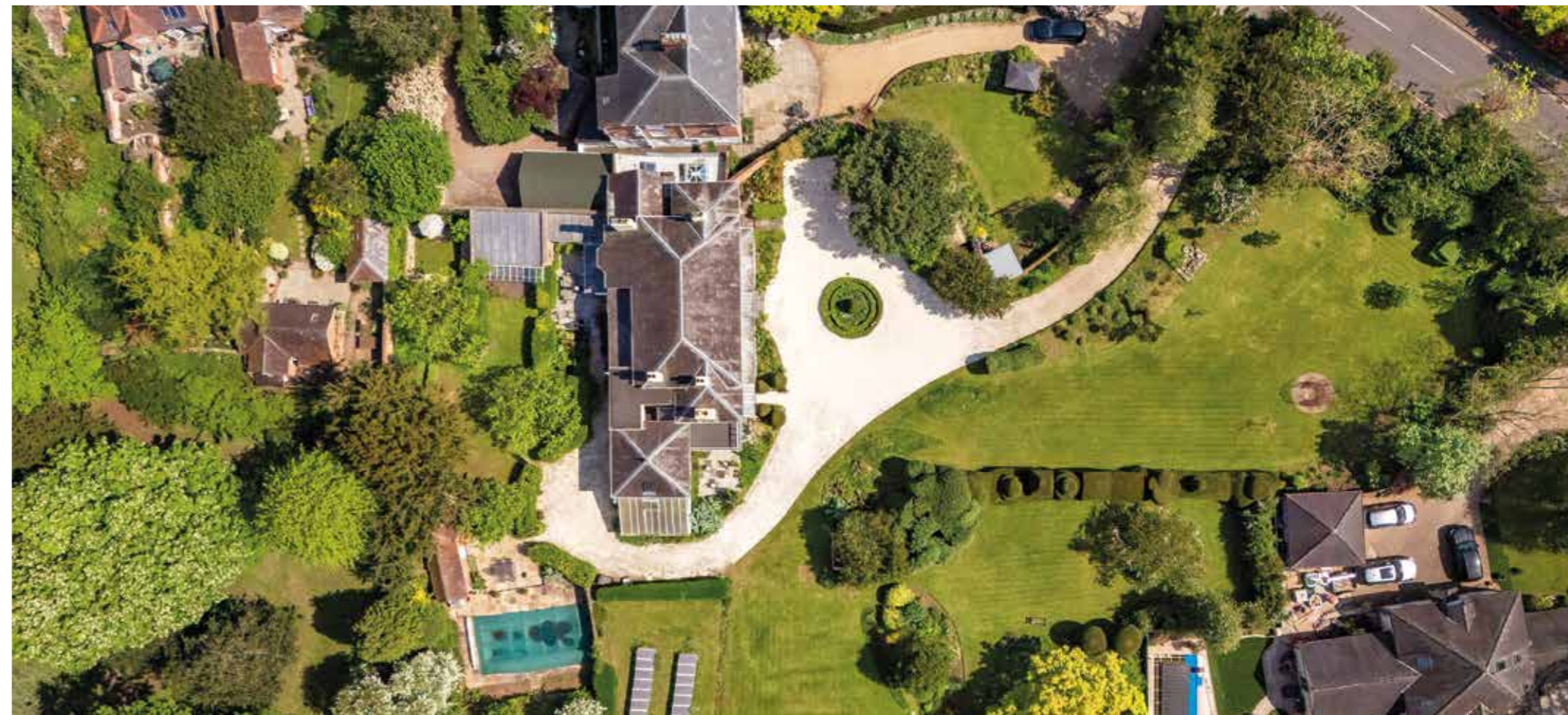
Despite this, the cafés, restaurants, and everyday amenities of Pershore are just a short walk away, creating a lifestyle that is both connected and quietly removed.



A RARE CHAPTER

Pershore House is not simply a home - it is a landmark within the town's history. With a lineage of notable owners and a presence that has quietly defined its surroundings for generations, it offers something increasingly rare: scale, privacy, and architectural integrity in a truly central location.

It is a house designed for living well - and one that will continue to evolve with its next custodian.



WHERE TO GO WHEN YOU NEED...



Your morning coffee

Start the day gently at Coffee#1 Pershore — a relaxed High Street favourite for a quick flat white or a slower morning with pastries and a paper. Pershore also has a thriving independent café scene, with local favourites including SIP Coffee House, Grab A Greek and Koffee & Cake, all adding to the town's wonderfully walkable, community feel.



A proper bakery (and the essentials you didn't plan to buy)

Upper Crust is the sort of traditional independent bakery every market town hopes to keep — fresh bread, homemade bakes and a reason to pop in daily. For deli treats, hampers and those last-minute indulgences, Simply Delicious is a much-loved local gem.



Your weekly shop

Tesco Superstore Pershore covers everyday essentials with ease, while nearby Waitrose & Partners is ideal for a more considered weekend shop or effortless hosting.



Dinner out (from easy midweek to something a little special)

Pershore offers a surprisingly varied dining scene for a town of its size. The Angel Inn & Posting House remains a classic local favourite in the heart of town, while Thai Legend and Jimmy Pickles offer excellent Asian-inspired alternatives. For relaxed evenings with friends, The Star Inn is well known for its riverside garden, alongside popular local spots including The Millers Arms and The Pickled Plum. For cocktails overlooking the town square, Claude Choules brings a touch of Regency elegance with its balcony terrace and lively atmosphere. For something truly exceptional, Eckington Manor is worth every journey — refined farm-to-fork dining led by MasterChef winner Mark Stinchcombe, alongside an acclaimed cookery school and one of the area's finest Sunday lunches.



A proper Sunday lunch

The Anchor Inn is a standout — riverside setting, seasonal menus and a genuine destination feel without being far from home. Alternatively, The Chequers Inn offers the quintessential village pub experience, especially after a countryside walk.



A walk to reset

One of Pershore's greatest assets is its setting along the River Avon, with beautiful walks around Pershore Abbey Park and peaceful riverside paths just moments away. Nearby Tiddesley Wood is a rare ancient woodland known for its bluebells, heritage orchards and wonderful seasonal walks. Beyond Pershore itself, both the Malvern Hills and the Cotswolds are within easy reach, offering endless walking, cycling and weekend escapes.



Keeping active

Pershore Leisure Centre provides a well-equipped gym, swimming pool and fitness classes, while the surrounding countryside naturally lends itself to running, cycling and outdoor living.



A slower Saturday (markets & meandering)

Pershore's independent High Street is part of its enduring appeal — a blend of traditional shops, cafés and long-standing local businesses that give the town its quietly unspoilt character. Regular markets, riverside events and a strong sense of community make everyday life here feel both connected and wonderfully relaxed.



Schools & everyday ease

The area is particularly well served for schooling, with Pershore High School highly regarded locally alongside a number of respected primary schools nearby. Worcester is within easy reach for a wider range of independent options, while both Malvern and Cheltenham are accessible for some of the region's most sought-after schools.



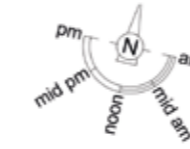
Transport links

Pershore is exceptionally well placed for connectivity. The M5 is easily reached via Junction 6, providing straightforward access north towards Birmingham and Manchester, and south towards Bristol, London and the South West. For rail users, nearby Pershore railway station at Pinvin sits on the North Cotswold Line, while Worcestershire Parkway railway station offers excellent direct links to Worcester, London, Birmingham, Cheltenham and Bristol.



THE FINER DETAILS

- **Tenure:** Freehold
- **Listing:** Grade II Listed Georgian/Regency villa, with separately listed Grade II entrance gates
- **Heating:** Advanced hybrid heating system (gas, air source heat pump & thermal store)
- **Services:** Mains electricity, water and drainage
- **Local Authority:** Wychavon District Council
- **Council Tax:**
Main House – Band G
Annexe – Band A
- **EPC Rating:** Exempt (Listed Building)
- **Gardens & Grounds:** Approximately 1.2 acres adjoining Abbey Park
- **Solar Panels in Garden:** With Feed-in Tariff generating a passive income (transferable to new owner).
- **Electrical Battery Storage System:** Installed to reduce energy bills and carbon footprint.



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