



Ye Olde Post Office

Cotheridge, WR6 5LN

Andrew Grant

Ye Olde Post Office

Bromyard Road, Cotheridge, WR6 5LN

3 Bedrooms 2 Bathrooms 3 Reception Rooms

Characterful detached former post office, set within over an acre, featuring wood-burning stoves, beams and countryside views from glorious wrap around gardens.

- A detached period home offering three bedrooms, two bathrooms and three reception rooms within a generous plot
- Packed with original character including exposed beams, wood-burning stoves and an impressive inglenook fireplace
- Expansive lawned gardens with patio terrace, summerhouse and mature trees for outdoor relaxation
- Long gravel driveway leading to ample parking and space for garaging or outbuildings, with an attached store offering excellent potential for an annexe.
- Rural yet convenient setting near Worcester with access to amenities, schools and transport links

This charming detached former post office is packed with character features such as exposed beams, wood-burning stoves and an inglenook fireplace. The flexible layout includes both ground and first-floor bedrooms, while the acre plot provides sweeping lawns, patio seating and numerous outbuildings. Set well back from Bromyard Road amid open countryside yet convenient for Worcester, it presents a rare opportunity to enjoy rural living with scope for further enhancement.

1673 sq ft (155.4 sq m)





The kitchen

The kitchen forms the functional heart of the home, arranged in a galley style for ease of cooking. It is fitted with cream shaker-style cabinets topped with solid wood work surfaces and incorporates an integrated electric hob and oven. Exposed ceiling beams and a large picture window create a characterful feel and outlook across the grounds, while a door leads through to the adjacent reception rooms and utility.





The sitting room

The principal reception room, currently used as a sitting room, is ideal for larger gatherings and relaxation. Dominated by a striking brick inglenook fireplace with a wood-burning stove beneath a substantial oak bressummer, it also enjoys a series of exposed ceiling beams. A wide cottage window overlooks the front drive and a latch door opens into the kitchen, giving a natural flow between living spaces.





The dining room

Designed for family meals and entertaining, the dining room is set off the kitchen and enjoys views over the garden. A gently vaulted ceiling with painted rafters, a low cottage window and a rustic ledge-and-brace door lend period charm. The room also provides access to the third bedroom, adding flexibility to the ground floor accommodation, and there is access to the patio for summer dining.



The living room

The living room offers a cosy everyday sitting space at the front of the home. A cast-iron stove set into a tiled hearth with an oak mantel provides a warming focal point, complemented by painted wall panelling and exposed ceiling beams. This reception connects directly from the sitting room and is perfect for relaxing or as a snug.





The primary bedroom

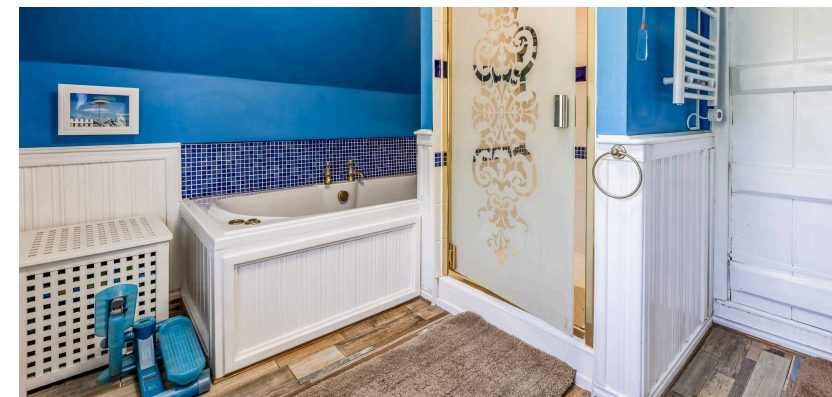
The first-floor primary bedroom serves as a peaceful retreat tucked beneath the eaves. Character features include sloping ceilings with painted beams, a dormer window with shutters. There is space for a large bed and access to the en suite bathroom.





The primary en suite

The en suite to the main bedroom is finished in a traditional style. A panelled bath with mosaic tiled splashback sits next to a separate shower enclosed by an etched glass door, while a vanity unit provides storage below the basin. The suite also incorporates a WC and bidet, complemented by wainscoting, a heated towel rail and a sloping ceiling that enhances its character.





The second bedroom

A further double bedroom, located on the first floor, offers comfortable accommodation for family or guests. Exposed timber beams traverse the ceiling and a dormer window with shutters brings in garden views. Timber panelling lends warmth and there is integrated storage to one side of the room.



The walk in wardrobe/study

A flexible room accessed directly from the second bedroom, this useful space serves well as a walk in wardrobe or quiet study. It features a run of built in cupboards along one wall and a sloping ceiling with an exposed beam. A rooflight and window overlook the gardens, and the room could also accommodate a single bed if required.





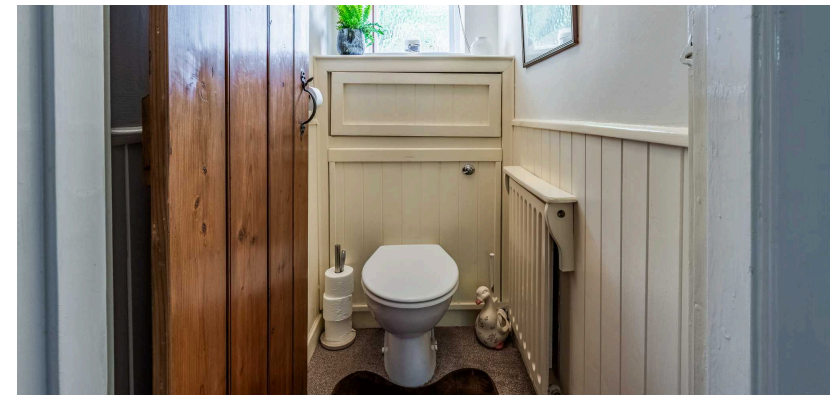
The third bedroom

The versatile third bedroom lies on the ground floor and is currently arranged as a home office. A large skylight window floods the space. The sloping ceiling creates a cosy feel and the room offers flexible accommodation for a variety of uses.



The ground floor bathroom and WC

Serving the ground floor, the family bathroom and separate WC are neatly appointed. The bathroom includes a panelled bath with tiled surround and a traditional basin with brass taps set beneath a wide mirror, while the adjacent WC has wainscoting and a concealed cistern within a panelled unit. Both rooms benefit from windows to the side for ventilation.





The garden

Outside, the home sits within an extensive plot extending to over an acre, ideal for families and gardeners. Sweeping lawns dotted with mature trees lead down to a timber summerhouse and there is a sheltered patio beside the home for entertaining. A variety of outbuildings and a former barn in need of replacement offer storage and scope for future enhancement, and the grounds are enclosed by hedging with open farmland beyond.





The driveway and parking

Approached from Bromyard Road, the property enjoys a sense of privacy thanks to its long gravel driveway. The drive curves past hedged boundaries to a generous parking area capable of accommodating several vehicles. There is the footprint of a barn where a former double garage once stood, offering potential for new garaging or a workshop, subject to consents.





To the side of the home, an existing store with a boarded upper level offers scope for conversion to ancillary accommodation, such as an annexe, subject to the necessary consents. The building also incorporates a useful WC and wash basin.

Location

The property occupies a rural position in the parish of Cotheridge along Bromyard Road surrounded by rolling farmland yet within easy reach of Worcester. Nearby villages provide everyday amenities including shops, pubs and medical facilities while the cathedral city of Worcester offers a comprehensive range of shopping, cultural and sporting opportunities. There are both primary and secondary schools in the surrounding area and the location provides good road links to the wider region including access to the motorway network. Rail services from Worcester enable travel to regional and national destinations making this an ideal country base with convenience.

Services

The property benefits from mains electricity, water and drainage. There is also oil-fired central heating.

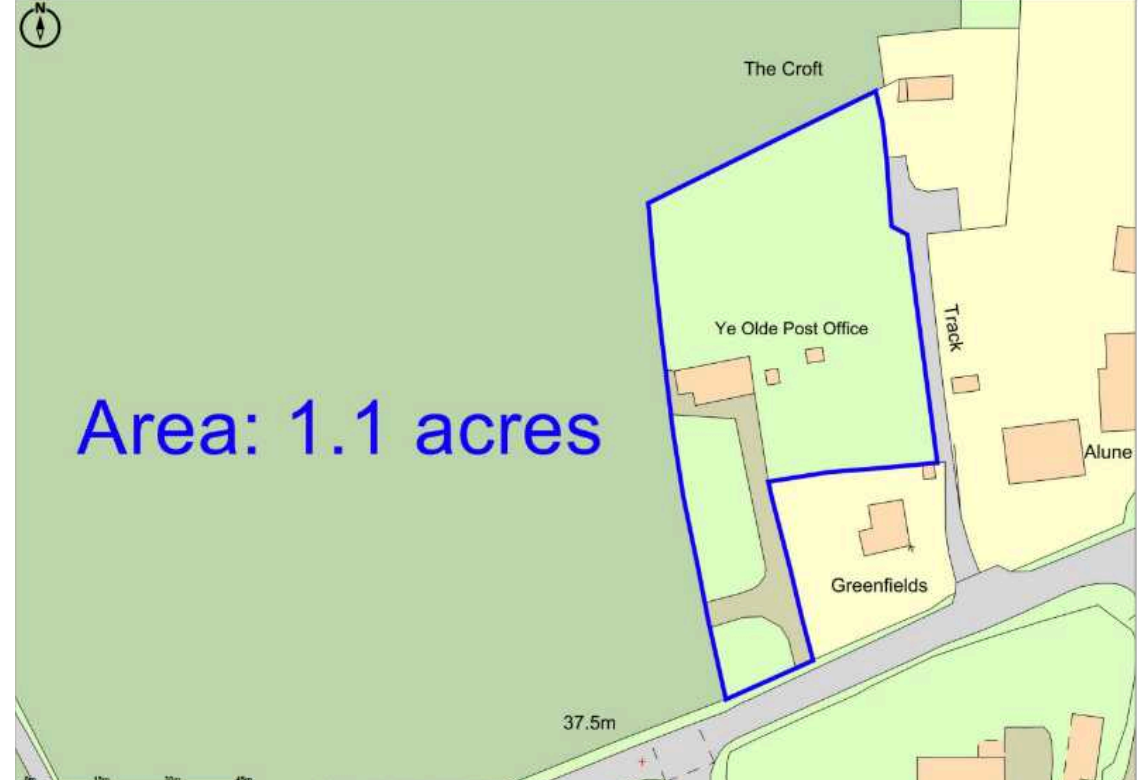
Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band E.



Ye Olde Post Office, Bromyard Road, Cotheridge, Worcester, WR6

Approximate Area = 1501 sq ft / 139.4 sq m

Limited Use Area(s) = 86 sq ft / 8 sq m

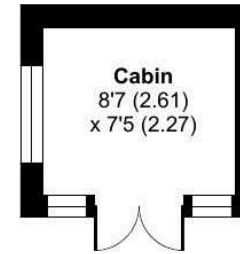
Outbuildings = 86 sq ft / 8 sq m

Total = 1673 sq ft / 155.4 sq m

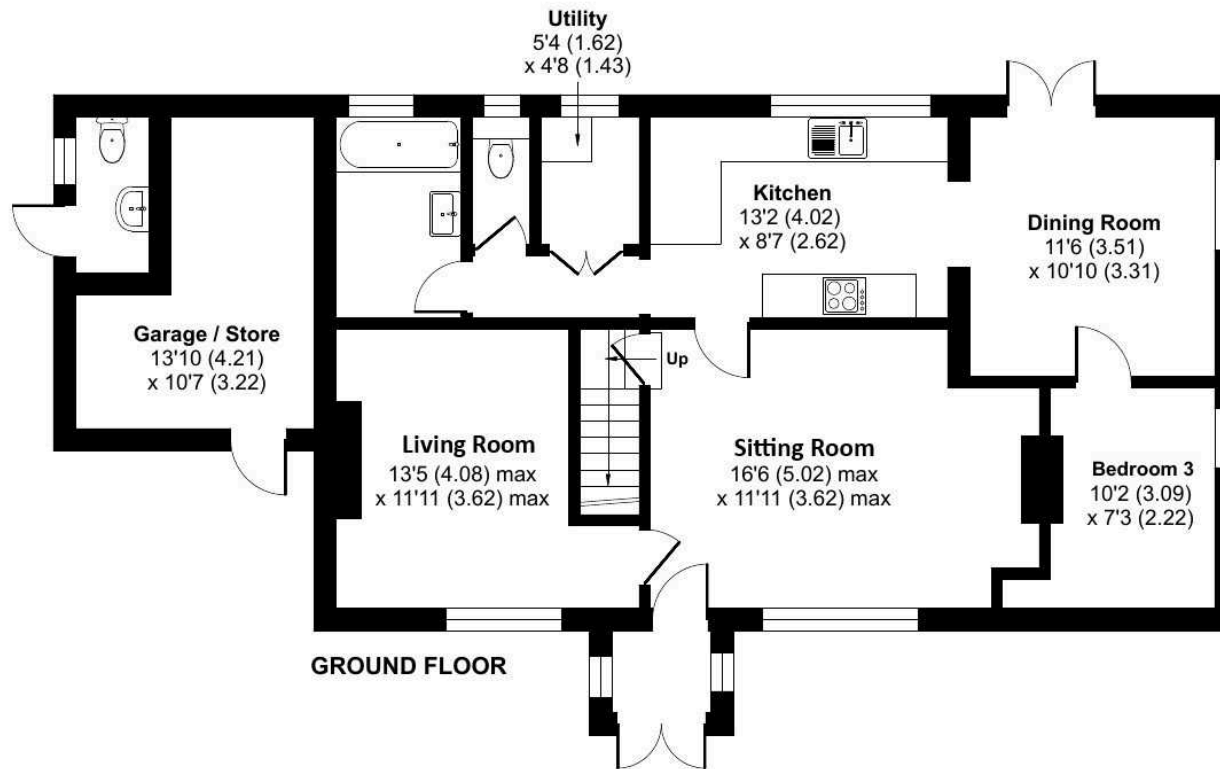
For identification only - Not to scale



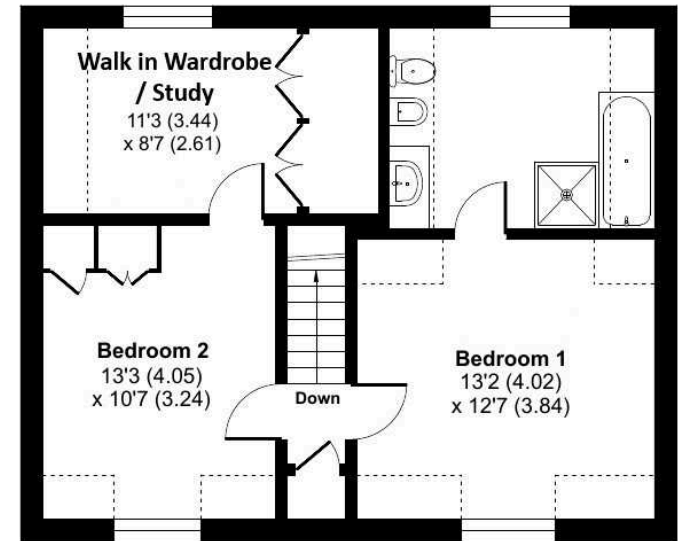
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Andrew Grant. REF: 1465641



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com