



Toll House, Pershore

- A unique opportunity to purchase Pershore's Toll House
- A Grade II Listed detached building with character features throughout
- A unique period historic property
- An impressive fireplace with wooden carving surround
- Two reception rooms; kitchen; two double bedrooms and family bathroom
- Enclosed South- Westerly rear garden with

Offers based on: £225,000

Toll House, Pershore

****A RARE OPPORTUNITY TO BECOME A CUSTODIAN OF THE TOLL HOUSE, AN UNIQUE AND HISTORICALLY IMPORTANT GRADE II LISTED DETACHED HOME**** The Toll House, Bridge Street is a historic building in Pershore, Worcestershire, formerly used for collecting tolls. This grade II listed home is located on the edge of the Georgian town of Pershore, provides a range of great shopping and leisure facilities including a theatre and the stunning Pershore Abbey. The area has a good range of schools both state and independent. With easy access to Pershore train station, Worcestershire Parkway train station and excellent links to the motorway. This property hasn't been on the market for over 60 years and is offered for sale with no onward chain. Entrance porch; sitting room; kitchen; dining room; two bedrooms and a bathroom. South- Westerly rear garden with mature planting. This unique property requires updating throughout to bring it back to its former glory.

Entrance Porch - 4' 4" x 3' 9" (1.32m x 1.14m)

An impressive arched wooden front door with glazing. Glazed window to the side aspect. Quarry tiled flooring. Wooden door to the sitting room.

Sitting Room - 13' 3" x 10' 9" (4.04m x 3.27m)

Dual aspect glazed bay windows to the front and side aspect. Feature open fireplace with carved wooden surround; parquet wooden flooring; doors to kitchen, inner hall and bedroom one.

Kitchen - 6' 7" x 7' 3" (2.01m x 2.21m)

Glazed window to the side aspect. Belfast sink; space and plumbing for fridge, washing machine, tumble dryer and an oven.

Bedroom One - 10' 0" x 12' 4" (3.05m x 3.76m)

Glazed window to the front aspect. Scope for feature fireplace. Ceiling rose with pendant light fitting; wooden flooring.

Bedroom Two - 9' 9" x 12' 5" (2.97m x 3.78m)

Glazed window to the rear aspect. Ceiling rose with pendant light fitting; picture rail; wooden flooring.

Inner Hallway - 7' 9" x 3' 2" (2.36m x 0.96m)

Parquet wooden flooring; doors to bedroom two, storage room and dining room.

Storage Room - 7' 4" x 3' 2" (2.23m x 0.96m)

Hatch into kitchen

Dining Room - 10' 9" x 11' 5" (3.27m x 3.48m)

Doors to the garden, bathroom and inner hallway.

Family Bathroom - 9' 2" x 10' 6" (2.79m x 3.20m)

Glazed window to the side aspect and two part obscured glazed windows to the rear aspect.

Identity checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these to ensure checks are HMRC compliant. The cost of these checks is £60 including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.

All measurements are approximate and for general guidance only. Whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. The property has been empty for a considerable time. It is understood electricity is connect to the building but will need attention and connecting internally.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property.

Whilst we carry out due diligence before launching a property to the market and endeavour to provide accurate information, buyers are advised to conduct their own due diligence.

Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

23 High Street, Pershore WR10 1AA

Tel 01386 556506

www.nigelpoolestateagents.co.uk

MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

Cloakroom - 7' 6" x 2' 8" (2.28m x 0.81m)

Low level w.c.

Rear Garden -

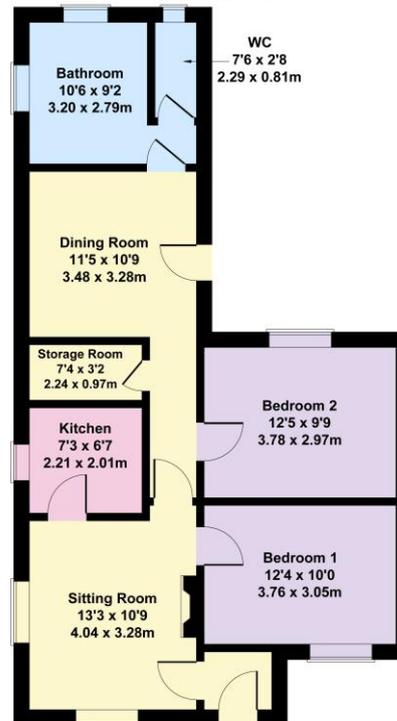
Gated access to the side. Laid to lawn; outside tap; mature planted trees; coal house.

Tenure: Freehold

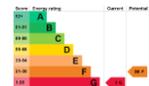
Council Tax Band: B

80 Bridge Street, Pershore WR10 1AX

Approximate Gross Internal Area
747 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



 **rightmove.co.uk**
The UK's number one property website