



# Leggett & James

The Vale of Evesham Property Experts



## 'Pear Tree Cottage', 2 Weston Road,

Bretforton, Evesham, WR11 7HW

Asking Price £295,000



Set within an enviable and established corner plot, this charming one-bedroom detached cottage offers a truly unique opportunity and comes with a story that has yet to be finished.

The current owner, who purchased the property as a two bedroom cottage less than two years ago in a state of great disrepair, has been sympathetically converted to offer a generous upstairs bathroom, whilst thoughtfully updated the property throughout, creating a comfortable and inviting home, while still leaving the excitement of scope for further enhancement and extension, as planning permission is already in place for a one and a half storey addition.

With the planning permission secured, the cottage can be extended back to a generous two bedroom property with large sized kitchen and dining room.

The accommodation is both characterful and versatile, featuring a welcoming living room with a striking brick inglenook fireplace, a kitchen space, and an additional ground floor room that could serve as a second bedroom, dining room or home office. Upstairs, the property continues to impress with a generous double bedroom and a beautifully updated bathroom, finished with stylish period-inspired fittings.

Overall, this delightful home presents a rare opportunity to acquire a cosy cottage with further potential, perfect for buyers looking to enjoy village living while adding their own personal touch over time.



### Entrance Hall

The timber entrance door opens to the hall, which has stairs to the first floor doors leading off to:

### Utility Room 8'8 7'8 (2.64m x 2.34m)

### Living Room 15'5 x 11'8 (4.70m x 3.56m)

this room enjoys windows overlooking the garden and a stunning brick built inglenook fireplace with an inset wood burning stove.

A doorway leads to:

### Kitchen 10'4 x 6'1 (3.15m x 1.85m)

The kitchen has a window, cooker point and sink unit. There is plenty of potential to create the perfect cottage kitchen in this space.

### First Floor Landing

A window over the staircase provides plenty of light, whilst doors open to:

### Bedroom

The primary bedroom offers period features and a generously sized double room.

### Bathroom

A generous sized and beautifully finished bathroom with period features, which includes a double slipper Japanese bath with elegant, period-inspired fittings.

### Outside

Externally, a newly created driveway provides private off-road parking for several vehicles, while the fully enclosed garden is mainly lawn with mature bedding. A patio area is ideal for outside dining and entertaining.

This property now benefits from newly complete fencing (erected in Spring 2026) ensuring a high degree of privacy and security.

### The Planning Approval

Full details of the elevation plans, plot and planning approval can be provided by the selling agent or found at [www.wychavon.gov.uk/planning](http://www.wychavon.gov.uk/planning) using the reference: W/25/00030/HP

### The Village of Bretforton

Bretforton is one of Worcestershire's most picturesque and sought-after villages, renowned for its timeless charm and strong sense of community. Nestled in the heart of the Vale of Evesham, it offers a beautiful rural setting surrounded by open countryside, while still being conveniently located for Evesham, Broadway and the wider Cotswolds.

At the centre of village life is its striking conservation area, featuring a historic village green, traditional period properties and a National Trust owned pub. The village also benefits from a well-regarded primary school, active community groups and a vibrant calendar of local events.

With its blend of heritage, community spirit and idyllic surroundings, Bretforton represents quintessential village living and continues to be highly desirable for buyers seeking character, charm and a connection to the countryside.

### Referrals

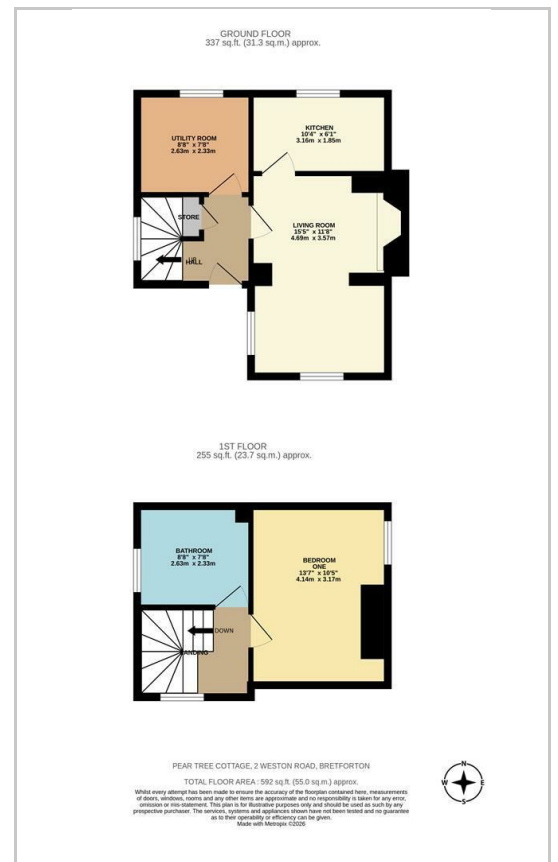
We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

