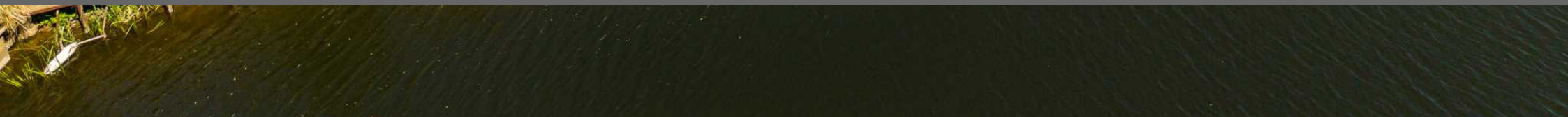
Since 1971
Andrew Grant



Belvoir House





Belvoir House

Main Road, Wyre Piddle, WR10 2JB

Offered for sale for the first time, this architecturally striking home combines lofty living spaces, a pool room and private river frontage with mooring.

4 Bedrooms | 3 Bathrooms | 2 Receptions | Never before sold

Designed around its riverside setting, this four bedroom home places open plan living above the bedroom accommodation, with vaulted ceilings and broad glazing opening onto expansive balconies. The principal suite includes a dressing room and en suite, while a second en suite bedroom and family bathroom serve the remaining accommodation. An endless swim spa adds year round leisure appeal. Terraced gardens extend to a long river frontage with private mooring, complemented by driveway parking, a garage and electric vehicle charging in the village of Wyre Piddle.

3181 sq ft (295.6 sq m) including garage and pool room

Freehold

The ground floor

A vaulted ceiling, exposed beams and broad glazing give the living room its distinctive scale, with river views extending beyond the balcony. The contemporary log burning stove brings a cosy focus to the open living space, which connects directly with the kitchen and dining area.

Quartz worktops, a substantial island and a glass splashback define the kitchen, with twin sinks and integrated appliances keeping the finish uncluttered. Two ovens, including a combi oven, and two warming drawers support larger gatherings, while a separate pantry provides further storage.

The dining room makes the most of its elevated setting, with broad glazed doors opening onto the balcony and framing views across the river and treetops. A sloping ceiling and exposed timber beam give architectural character, complemented by herringbone flooring.

















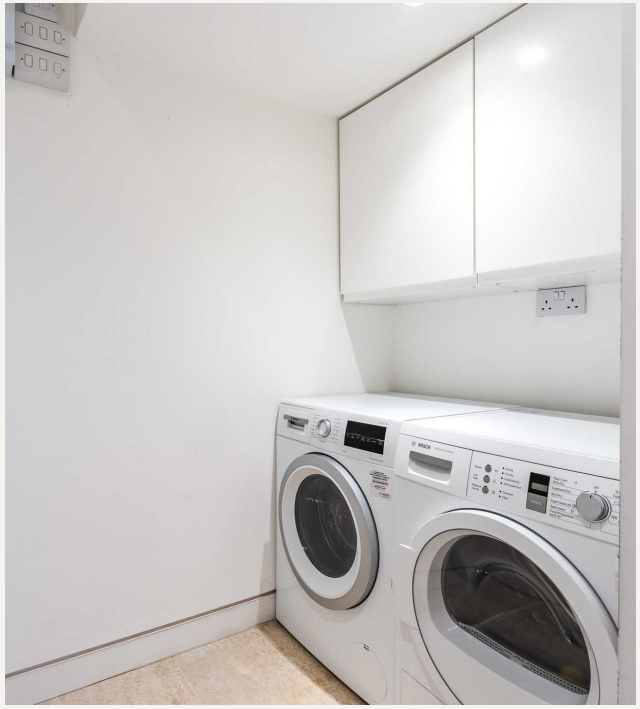
Glazed doors connect the office to the balcony, giving the workspace an outlook across the surrounding landscape. The adjoining cloakroom has a vessel basin on a floating vanity, a wall hung WC and mirrored storage, with a small window bringing in daylight.

White cabinetry and space for laundry appliances keep washing and household storage together on the lower ground floor. A tiled floor provides a durable finish, leaving the main living areas free from the demands of laundry.

An oak and glass staircase rises through a double height atrium, with full height windows drawing daylight through both levels. Built in storage and a bespoke display cabinet are integrated into the hallway, while cascading pendant lights emphasise the height above.













The lower ground floor

Sliding glass doors open from the principal bedroom to the terrace and lawn, placing the river outlook directly beyond the room. A separate dressing room provides extensive fitted wardrobes and a dressing area, with direct access to the en suite.

Large marble tiles and frameless glass give the principal en suite a cohesive finish. A rainfall shower and twin basins on a wall hung vanity provide the main fittings, complemented by a mirrored cabinet, heated towel rail and wall hung WC.

The second bedroom has glazed doors onto the terrace, with river views and mirrored wardrobes extending its appeal as a guest suite. Its own en suite provides privacy, while a further connection leads through to the pool room.

A circular porthole window brings a distinctive detail to this en suite, where marble tiles cover the walls and floor. The generous shower enclosure is complemented by a vanity basin, mirrored storage, heated towel rail and concealed cistern WC.





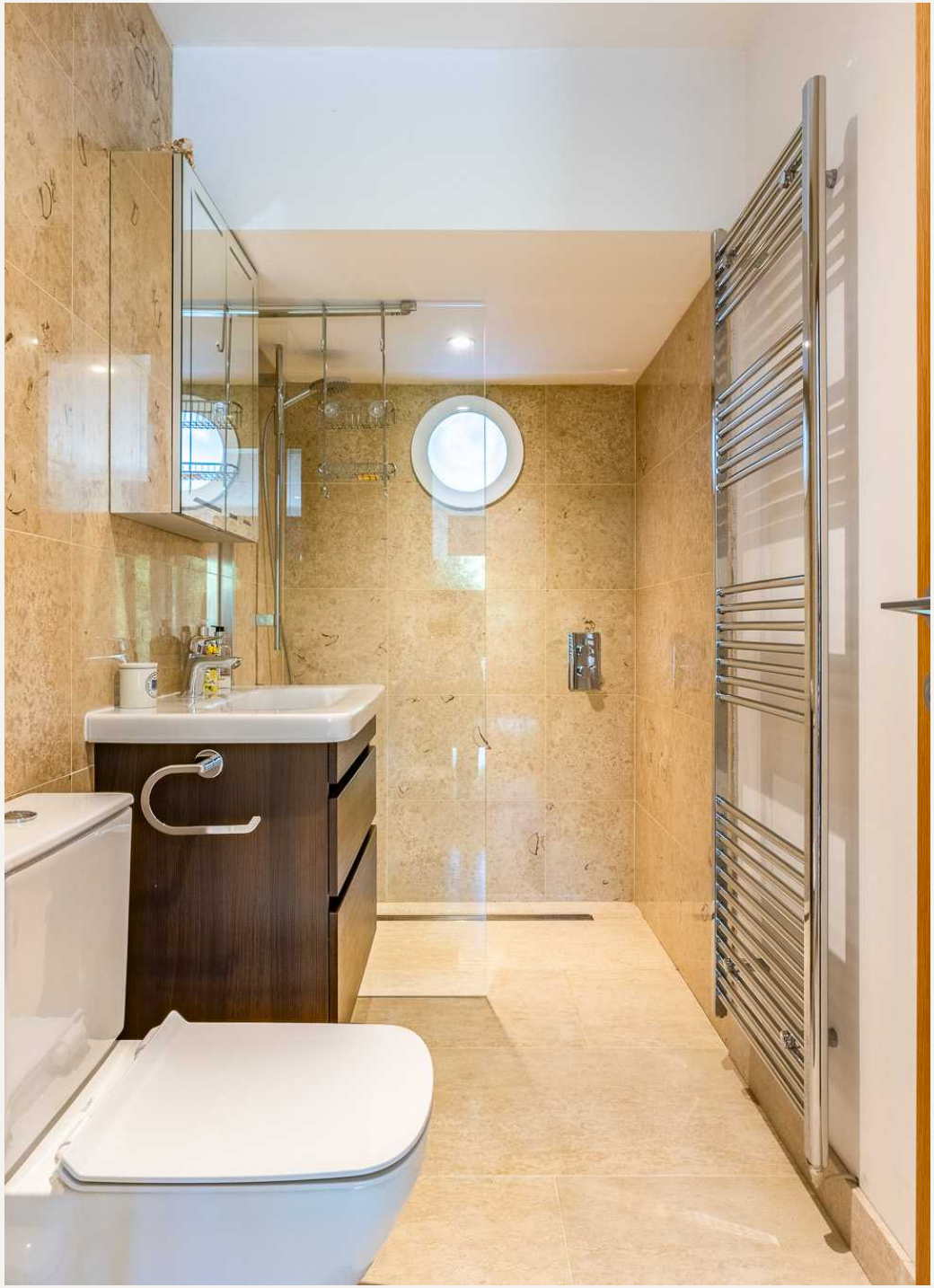












Full height glazing opens the third bedroom onto the terrace, with the lawn and river beyond. A built in wardrobe provides storage without interrupting the room's connection to the garden, and the family bathroom is nearby.

A full width sliding wall allows this room to open to the hallway or close for privacy, supporting its use as a fourth bedroom or snug. Sliding glass doors lead onto the terrace, making it equally appealing as a separate reception space.

A freestanding bath beneath a porthole window gives the bathroom its defining feature, complemented by a separate rainfall shower with a frameless screen. Marble tiling connects the two, with a vessel basin on a wall hung vanity and a heated towel rail.

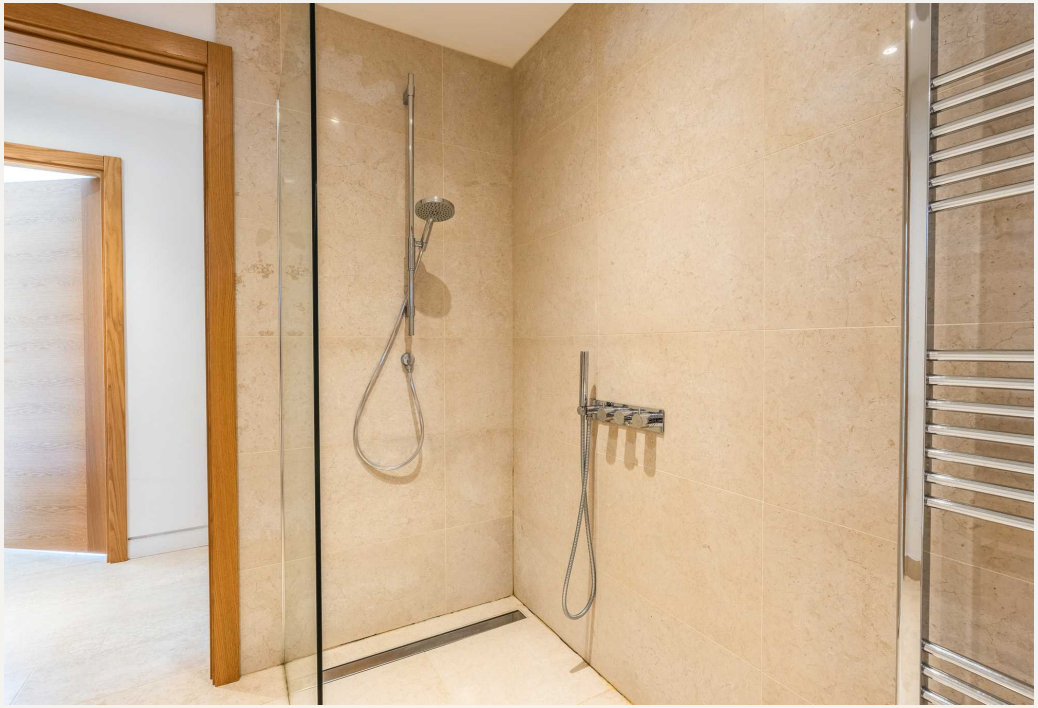
An endless swim spa brings year round swimming to the property, with sliding glazing opening the pool room to a riverside terrace. Its cloakroom has space for a shower if required, while another WC serves the lower ground floor near the third bedroom.













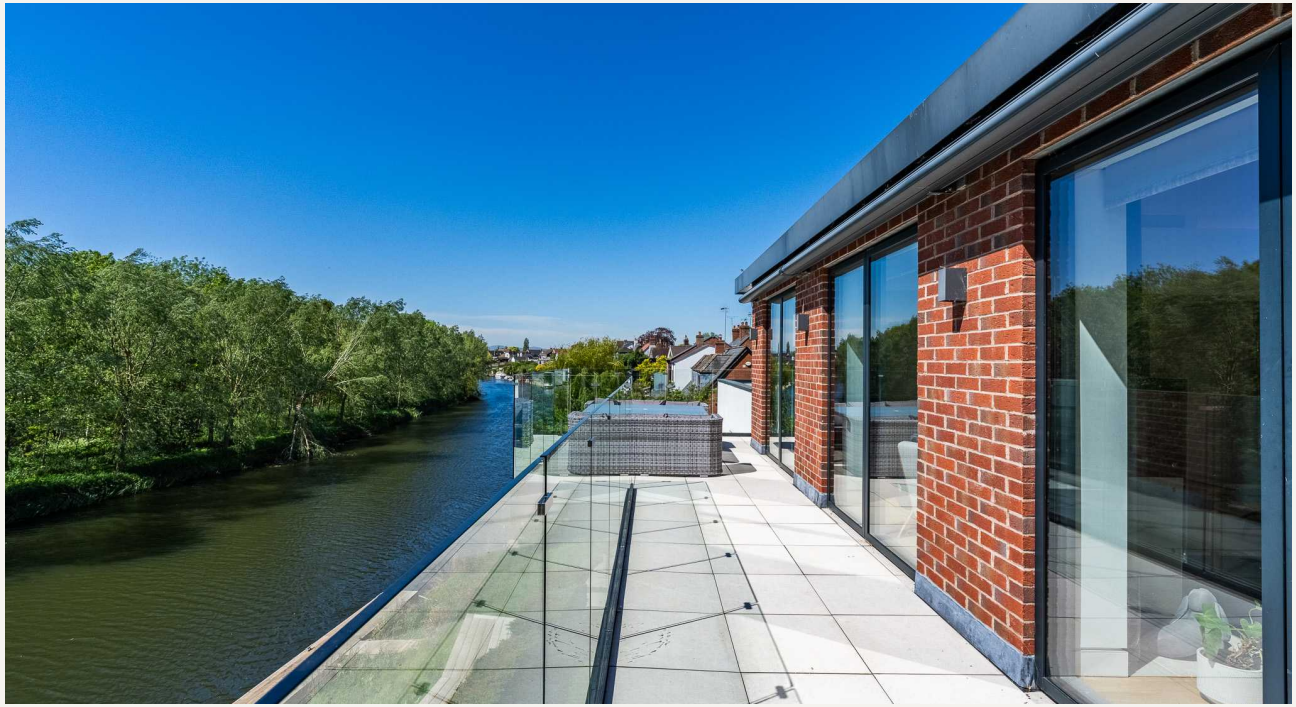

AQUATIC TRAINING VESSELS

The garden and parking

Stretching across the main living areas, the balcony creates an elevated place to dine or relax overlooking the River Avon and open countryside. Porcelain paving and glass balustrades maintain the contemporary finish while keeping the expansive outlook largely uninterrupted.

Terraces descend towards the river through sculpted borders, an ornamental pond and lawn edged with clipped hedging. A timber boardwalk follows the extensive frontage to a private pontoon with mooring rights, while a wilder area provides a quieter habitat for wildlife.

Mature hedging screens a driveway with parking for several cars, turning space and an electric vehicle charging point. The single garage has an electric door, while a gate from the drive leads onto the landscaped path to the entrance.















Location

Wyre Piddle is a picturesque riverside village on the River Avon between Pershore and Evesham.

The setting combines rural peace with convenience; local pubs, a village hall and nearby farm shops foster a strong community.

The market town of Pershore provides further amenities, supermarkets and a railway station with services to Worcester, London and beyond.

A choice of well-regarded state and independent schools are within easy reach and the wider area offers opportunities for walking, cycling, boating and access to the Cotswolds.

Road links via the A44 and M5 connect to regional centres and the motorway network.



Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed

Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

Mobile Coverage

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

Flood Risk

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.

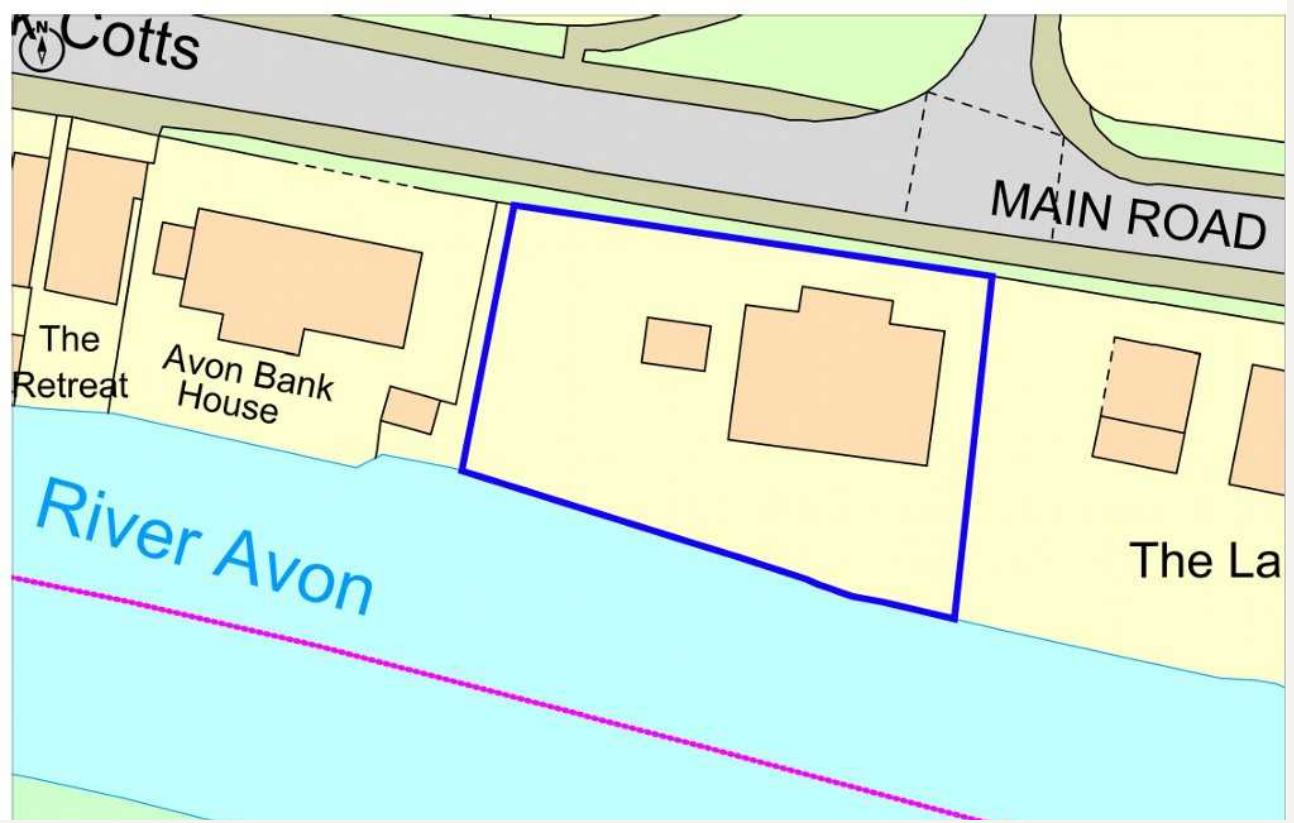
The vendors advise that the lowest part of the garden, below the retaining wall, experiences annual river flooding. The pontoon is designed to rise with the water level.

EPC

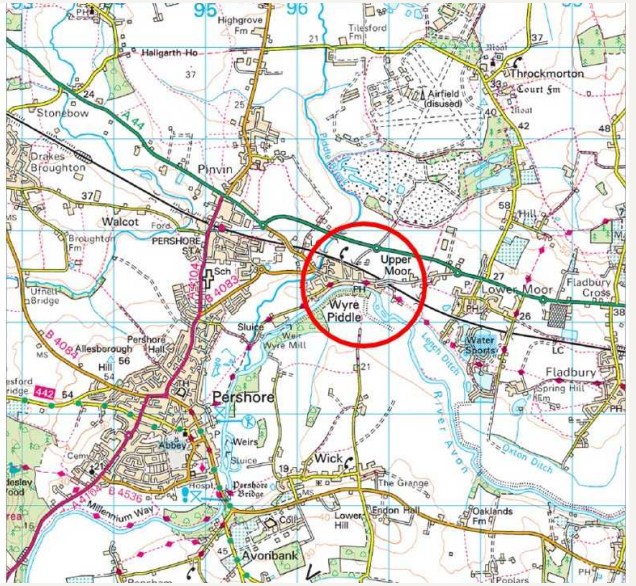
The EPC rating for this property is: B

Council Tax

The Council Tax for this property is Band G







Main Road

Approximate Gross Internal Area
Lower Ground Floor = 166.9 sq m / 1796 sq ft
Ground Floor = 108.7 sq m / 1170 sq ft
Garage = 20.0 sq m / 215 sq ft
Total = 295.6 sq m / 3181 sq ft





Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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