



**ESTATE AGENTS**

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**Holly Bank Cottage,**  
**Defford Road,**  
**Pershore,**  
**Worcs.**  
**WR10 1JE**

**For Sale**

**Guide Price £725,000**



**AN INDIVIDUALLY DESIGNED FIVE BEDROOM  
TOWNHOUSE SET IN ITS OWN GROUNDS WITH  
DETACHED DOUBLE GARAGE AND GATED ACCESS.**

Entrance Lobby, Reception Hall, Drawing Room, Dining Room, Fitted Kitchen,  
Utility Room, Ground Floor Master Bedroom with En-Suite, Guest Room,  
Cloakroom/Shower, Three Further Bedrooms, One  
En-Suite, Driveway and Gardens.  
Council Tax Band: F, EPC: C (69)

*Residential Sales Particulars*

## **Holly Bank Cottage, Defford Road, Pershore, South Worcestershire WR10 1JE**

### **Situation**

Holly Bank Cottage is situated off Defford Road with gated access to two individual detached properties with shared access on to private driveway. Holly Bank Cottage is the right-hand side townhouse with detached garage and garden to all aspects of the property. To the front there is raised border with an award-winning serpentine wall being a feature to this interesting property. The house is not listed but within a conservation area. This interesting design with its large reception hall and central timber pillar, with open plan galleried landing and exposed roof timbers provides a sense of space over two floors. The drawing room is large with dual aspect windows and the main bedroom with en-suite is on the ground floor. On the first floor there is bedroom three with access to an en-suite (not completed) being a Jack and Jill to the other bedrooms and further potential to create a bedroom and playroom or large study on this floor.

The garden wraps itself around the property and has the feature serpentine wall, a useful detached double garage and paved private areas catching the sun within the garden.

The house is very well placed for the town amenities occupying a good position to be able to walk into town. There is no ongoing chain, and the sole agent recommends early viewing to avoid disappointment.

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, London and the Thames Valley, so significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horseracing, the Everyman Theatre and superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised shopping centre.

### **Viewing**

#### **BY APPOINTMENT ONLY**

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

#### **Estate Agents Act 1991 (Misrepresentations Act 1967)**

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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**Property Comprises**

Slate tiled canopied entrance porch with wrought iron railings and slate step to

**Timber Front Door** with fan shaped glazed panel into

**Entrance Lobby** with pendant light, panelled radiator and quarry tiled floor covering. Panelled glazed door into

**Reception Hall** with engineered oak floor covering and central timber column. Panelled radiators, power points and wall light points. Useful under stair storage cupboard with coat hooks on rail. Further cloaks cupboard with rails and shelving (boot storage area).



Stairway leading to first floor and doors off to



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**Drawing Room** measuring overall approximately 22'9" x 17'8" (6.93m x 5.38m). Stone fireplace surround with hearth and gas point, electric fire inserted. Multi socket power points, TV aerial socket and wall mounted moulded display features. Wall light points and picture light points. Ceiling roses with pendant lights. Dual aspect panel glazed windows. Timber floor covering, panelled radiators and coved ceiling. Panelled glazed French doors onto garden patio.



**Dining Room** measuring approximately 14'6" x 9'9" (4.42m x 2.97m) with glazed borrowed light panel into hallway. Rear elevation window and panelled glazed door into garden. Coved ceiling, ceiling rose and light point. Panelled radiator and power points.



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**Fitted Kitchen** measuring overall approximately 11'7" x 8'1" (3.53m x 2.46m) with under stair storage having plumbing for dishwasher. Range of fitted kitchen units comprising of worktop surfaces, drawers and storage cupboards under. Single drainer stainless sink unit, front elevation panelled glazed window. Wall mounted storage cupboards and display shelving. Ceramic hob with extractor filter over and built-in oven and grill. Further dresser style unit with display cabinet, drawers and storage cupboards. Ceramic tiled floor covering, panelled radiator and patterned ceramic tiled surrounds. Ample multi socket power points, ceiling spotlights.



Off the hall



**Utility Room** measuring overall approximately 11'7" x 8'1" (3.53m x 2.46m) with front elevation panelled glazed windows, fitted worktop surfaces, single drainer stainless sink unit with cupboards under. Space for base level fridge and tumble dryer. Slatted shelving, extractor fan and consumer unit. Worcester gas boiler. Plumbing for automatic washing machine and useful upright larder cupboard. Panelled radiator and space for upright fridge/freezer, ceiling light.



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**Master Bedroom** measuring overall approximately 14'5" x 11'3" (4.39m x 3.43m) minimum. Fitted wardrobe cupboards and dual aspect windows. TV aerial socket and multi socket power points. Wall light points and pendant light, panelled radiator.



**En-Suite Shower Room** front elevation opaque glazed window with roller blind, low flush WC and handwash basin. Wall mounted mirror with down lights and ceramic tiled surrounds. Walk-in shower with fixed shower screen. Inset ceiling lights, extractor fan and upright radiator.



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**Bedroom Two** measuring approximately 12'7" x 9'9" (3.84m x 2.97m) with built-in wardrobe cupboards, panelled radiator and rear elevation panelled glazed window. Pendant light and power points.



**Cloakroom/ Shower Room**

comprising vanity unit with concealed cistern low flush WC, handwash basin and storage cupboard under. Wall mounted storage cupboards and mirror fronted cabinet. Ceramic tiled surrounds and panelled radiator. Walk-in shower with fixed shower screen, shower head and extractor fan. Ceiling light and pull cord switch.



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Stairway, being split level leads up to galleried landing having panelled radiator, wall light points, Velux roof light windows and exposed ceiling joists. Walk-in linen cupboard (7'7" x 4'0") (2.31m x 1.22m) with ample slatted shelving, access to eaves storage, panelled radiator and ceiling light point.



**Bedroom Three** measuring approximately 14'6" x 9'9" (4.42m x 2.97m) with rear elevation window and Velux roof light window. Exposed ceiling beam, sloping ceiling and panelled radiator. Ceiling light point and multi socket power points. TV aerial and BT sockets. Opaque panelled glazed door into





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**En-Suite** with **plumbing in place** for low flush WC, handwash basin and walk-in shower (furniture purchased but not fitted). Extractor fan, Velux roof light window and ceiling light.

**Bedroom Four** measuring approximately 14'6" x 10'0" (4.42m x 3.05m) with Velux roof light and rear elevation windows. Exposed timber beam, sloping ceiling, multi socket power points and panelled radiator.



**Open Plan Study/Bedroom/Playroom** measuring overall 29'6" x 8'2" (8.99m x 2.49m) with front elevation panelled glazed window, sloping ceilings, exposed purlin beams, pendant lights and panelled radiators. Multi socket power points.



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**Outside the Property**

**Detached Double Garage** with electric up and over door, internal measurement of 16'6" x 16'6" (5.03m x 5.03m) with light and power connected. Half panelled glazed side courtesy door.

**Gardens and Grounds**

To the front of the property there is shared secure access with wrought iron gates. Exterior light and raised brick retaining border to serpentine wall belonging to Holly Bank Cottage. There is brick paved frontage and front lawned area with border and retaining wall. Ample turning space in front of the detached garage, pedestrian wrought iron gate leads onto front patio and paved walkway continues into garden with further patio and paved terrace/barbeque area. Copper beech trees and rose border. There is rear lawn and further beech tree, raised border and clothes drying space. Dividing partition fence to neighbouring property with further pedestrian wrought iron gate giving access to the front lawn.





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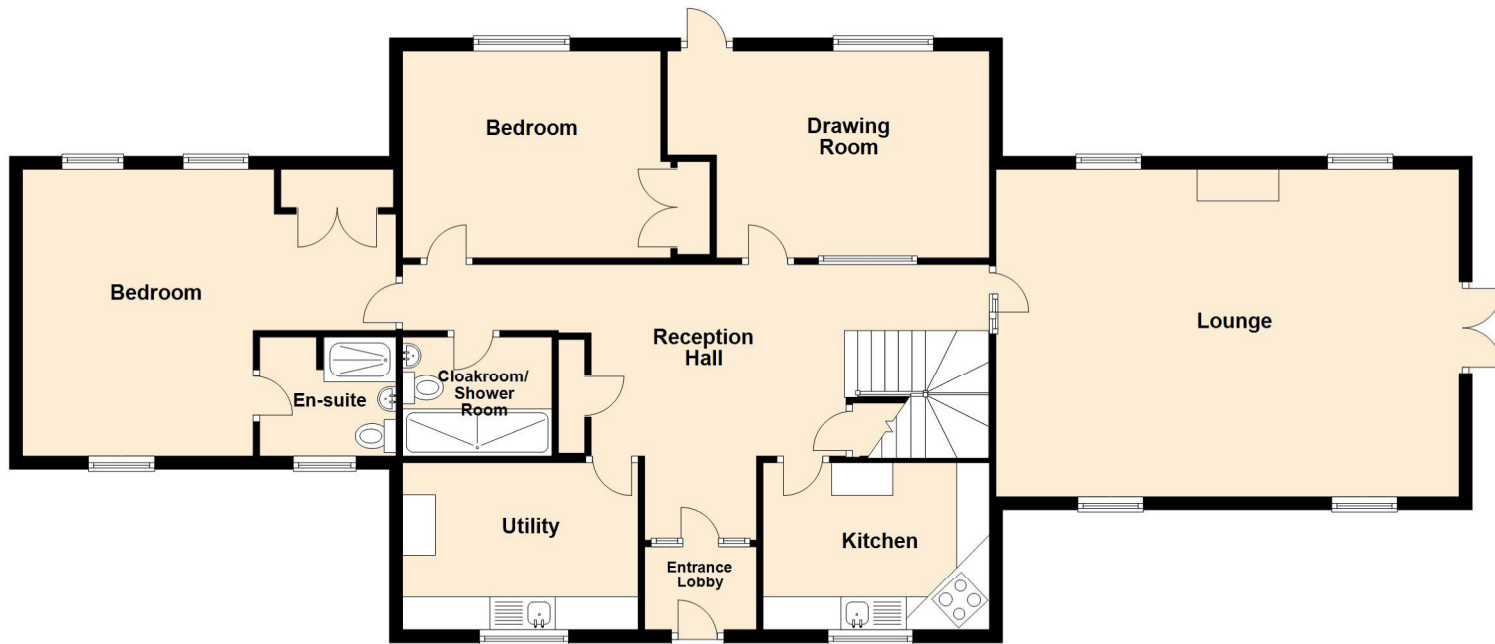
**Services:** All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

**Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.

**Tenure:** The property is freehold

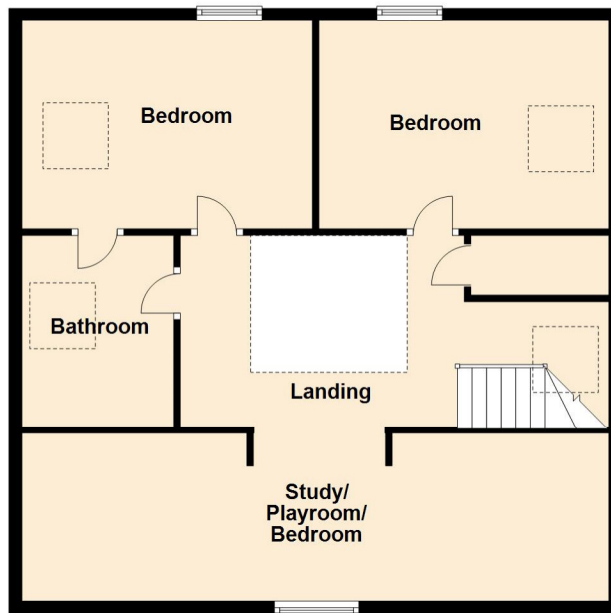
**Local Authority:** Wychavon District Council,  
The Civic Centre,  
Station Road,  
Pershore  
WR10 1PT Telephone 01386 565000

**Council Tax:** Band F



**Ground Floor**

Approx. 141.0 sq. metres (1518.1 sq. feet)



**First Floor**

Approx. 79.4 sq. metres (855.2 sq. feet)

Total area: approx. 220.5 sq. metres (2373.3 sq. feet)