



ESTATE AGENTS

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The Farthings
Tyddesley Wood Lane
Pershore
WR10 3BY

For Sale

Price £625,000



A DETACHED FOUR BEDROOM FAMILY HOME SET IN GOOD SIZE PLOT ON THE EDGE OF PERSHORE TOWN WITH PRIVATE DRIVEWAY VIEWS TO SURROUNDING COUNTRYSIDE AND CONVENIENT FOR EDUCATIONAL FACILITIES.

**Reception Hallway, Cloakroom, Study, Lounge, Separate Dining Room, Kitchen/Breakfast Room, Utility Room, Integral Double Garage, Four Double Bedrooms, One En-Suite, Family Bathroom, Log Store, Garden And Grounds.
EPC: D (59) COUNCIL TAX BAND: E**

Residential Sales Particulars

The Farthings, Tyddesley Wood Lane, Pershore, South Worcestershire WR10 3BY

Situation

The Farthings is a detached rural property built circa 1970 with dormer elevations standing in the middle of a good-size plot with driveway off Tyddesley Lane. The property is in need of some modernisation and offers a superb position close to Pershore Town's amenities and educational facilities. A little way to the rear there is Tyddesley Wood, which is an ancient woodland and designated a sight of special scientific interest being a nature reserve which is popular to visit. To the front there are views of meadow lands and the River Avon with Bredon Hill to the south. To the west there is the Range of Malvern Hills with its famous walks up to the British camp and an area of outstanding natural beauty. Malvern has a thriving theatre and is a cultural music centre. The M5 and M50 going south can be accessed at Tewksbury.

All mains services are connected to the property, there is a timber garden store in the garden and a log store to the side of the house where there is a green house and rear access door from the property. The integral garage is good sized double with access off the driveway together with turning space. There is no ongoing chain.

This property is a probate sale and is sold "as seen" with no fittings and contents form provided.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex and central car parks. 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 south west, the north east, 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 major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main 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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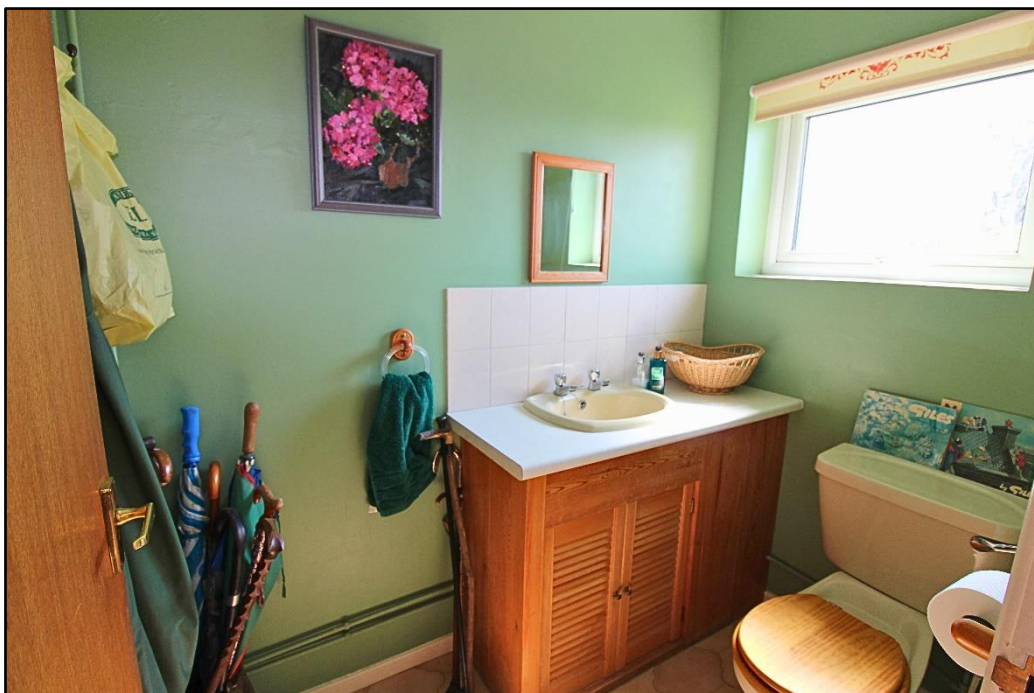
Property Comprises

Canopied Entrance to timber front door with security lock and glazed panel.

Reception Hall measuring approximately 13' x 11' (3.96m x 3.35m) with ceramic floor covering, pendant light and front elevation opaque glazed windows. Multi socket power points, panelled radiator, and under stairs store cupboard. Stairway leading to first floor and doors off to



Cloak Room with low flush WC, panelled radiator and vanity unit with hand wash basin, with work top surface and storage cupboard under. Ceramic tiled surround and coat hooks on rail. Front elevation opaque glazed window with roller blind and ceiling light point.



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Study measuring approximately 10'5" x 7' (3.20m x 2.13m) maximum, with front elevation double glazed window, panelled radiator, pendant light and multi socket power points.



Dining Room measuring approximately 12'4" x 10'5" (3.77m x 3.20m) with rear elevation window, panelled radiator and pendant light. Multi socket power points, TV aerial socket and serving hatch into kitchen.



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Kitchen / Breakfast Room being L-shaped and measuring overall approximately 18'6" x 13'10" (5.66m x 3.99m) with rear elevation windows with blinds and range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. One and a half drainer sink unit, plumbing for dishwasher and fitted Aga. Electric hob and fitted electric cooker. Space for microwave and wall mounted storage cupboards. Partial ceramic tiled surrounds, extractor fan, upright larder cupboard, rack shelving, ceramic floor covering and panelled radiator. Breakfast area with serving hatch, pendant light and inset ceiling lights, ample power points



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Utility Room measuring approximately 9'6" x 8'7" (2.92m x 2.65m) with ceramic floor covering, side elevation window and stainless steel sink unit with drainer and storage cupboards under. Plumbing for automatic washing machine, space for stack system tumble dryer. Roller blind and ceramic tiled surrounds. Ample space for fridge and freezer and wall mounted storage cupboards. Coat hooks on rail, power points and pendant light, half panelled glazed rear access door / stable door. Sliding door in to



Garage measuring approximately 17'6" x 15'10" (5.36m x 4.60m) with single up and over door. Wall mounted gas boiler. Side elevation window, consumer unit and power points

Lounge measuring approximately 11'9" x 24'8" (3.62m x 7.55m) with dual aspect windows, sliding patio door with side panel and wall light points. Panelled radiators, air vent and open fire with marble hearth and surround. TV aerial socket and multi socket power points.



Stairway from reception hall leads up to first floor

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Landing with large open space, having balustrading and front elevation window (views to Bredon Hill) and measuring approximately 13'2" x 11' (4.02m x 3.35m) to include stairway. Ample power points, pendant light and walk-in linen cupboard with ample slatted shelving having pull cord switch and 24-hour time control. Access hatch to roof void and Honeywell thermostatic control



Bedroom One measuring overall approximately 17'5" x 13'3" (5.33m x 4.05m) into dormer window with fitted wardrobe cupboards and separate storage cupboard. Panelled radiator. Front elevation window (wonderful views to Bredon Hill), multi socket power points, pull cord light switch and pendant light.



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En Suite Bathroom

measuring approximately 9'8" x 9'8" (2.98m x 2.98m) with ceramic tiled wall covering, glazed shower screen to cubicle shower with shower head on wall bracket (manual control). Upright chrome radiator / towel rail, low flush WC and pedestal hand wash basin. Wall mirror, light point and roller blind to opaque glazed rear window. Panelled radiator, useful storage cupboard and ceiling light point.



Bedroom Two measuring approximately 11'10" x 14'7" (3.38m x 4.48m) with eave storage cupboards, multi socket power points and panelled radiators. Pull cord light switch to ceiling lights. Side elevation windows with views to Tyddesley Wood.



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Bedroom Three

measuring approximately 9'8" x 16'4" (2.98m x 4.99m) with rear elevation window, panelled radiators, wall light points and power points.



Bedroom Four measuring approximately 11'8" x 9'8" (3.59m x 2.98m) with front elevation windows, panelled radiator, light and power points

Family Bathroom of good sized measuring approximately 11'2" x 9'8" (3.41m x 2.98m) with further built-in storage cupboard housing lagged hot water tank. Pedestal hand wash basin, bidet and low flush WC. Panelled bath with tiled surround, plumbed in shower with shower head on wall bracket, glazed screen. Rear elevation opaque glazed window with blind, shaver point and light, panelled radiator and pull cord light switch



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Outside the Property

The Farthings is situated within a plot of approximately 1/3 of an acre with access driveway off Tyddesley Wood Lane. The driveway rises up to a turning space and off road parking in front of the integral double garage. The house is positioned with equal front garden to rear garden, there is side patio and a greenhouse, there is further integral woodstore and rear access into the utility room. Behind the house there is retaining wall and steps leading up to the rear garden, there is a timber garden store with double doors and predominately orchard lawn with shrubs and evergreens within this area, enclosed by mature hedgerow.



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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 E

Ground Floor

Approx. 126.5 sq. metres (1361.9 sq. feet)



First Floor

Approx. 122.1 sq. metres (1314.5 sq. feet)



Total area: approx. 248.7 sq. metres (2676.5 sq. feet)