



ESTATE AGENTS

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Avon Cottage,
Main Road ,
Wyre Piddle,
Worcestershire.
WR10 2JB

For Sale

Price £385,000



A CHARACTER GRADE II LISTED PARTIALLY THATCHED THREE BEDROOM RIVERSIDE COTTAGE WITH GARDEN AND RIPERIAN RIGHTS IN NEED OF RESTORATION.

**Canopied Entrance, Reception Hall, Second Reception/Day Room, Living Room With Exposed Timbers (Inglenook Fireplace), Fitted Kitchen, Master Bedroom With Exposed Timbers And Spiral Staircase, Galleried Attic, Two Further Bedrooms, Bathroom, , Terraced Garden, Summer House, Mooring And Fishing Rights All Main Services
COUNCIL TAX :E**

Residential Sales Particulars

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Situation

Avon Cottage is found on the right hand side off the village street which now has domestic traffic only since the opening of the Wyre Piddle Bypass. There is no through traffic to spoil this picturesque river side village which supports a local free house pub with restaurant and a boat marina, an interesting church and a foot path along the river back to Pershore via the wildlife sanctuary which has been created.

The cottage is mid-terrace with rear garden down to the river Avon with riparian rights. The cottage is in need of total refurbishment but is a wonderful opportunity to restore the delights of a character cottage that has all main services connected and a south facing garden with rear terrace overlooking the river.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a 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.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 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 and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions.

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 with solid timber front door

Reception Hall measuring approximately 9'9" x 10'6" (2.97m x 3.20m) with exposed brick fireplace having wood burning stove inset and timber beam over. Front elevation leaded window with timber mullion. Wall light points, enclosed gas meter, ceramic tiled floor covering and exposed ceiling timbers.

Through to



Bespoke Timber Kitchen measuring approximately 7' x 9'10" (2.13m x 2.99m) with ceramic work top surfaces set in timber units with porcelain Dalton sink with cupboard under. Base level drawers and storage cupboards, gas hob top with timber extractor hood over and display cabinets. Rear elevation window, ceramic tiled floor covering and dresser-style unit with drawers and storage cupboards. Timber plate rack and space designed for fridge / freezer, ceiling fan with lights and exposed ceiling timbers.



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Off the reception area there is

Living Room / Dining Room measuring overall approximately 13'2" x 17'4" (4.01m x 5.28m) with bay window having leaded glazed panels, exposed ceiling timbers and wall light points, pendant lights. Parquet floor covering, large inglenook fireplace, exposed mellow brick with wood burning stove inset, stone hearth and large timber beam over. Rear elevation leaded glazed window, timber rear door with leaded glazed panel, inset wall timbers, multi socket power points and TV aerial socket. Period style radiators.



Second Reception/Day Room / Study measuring overall approximately 18' x 9'10" (5.49m x 2.99m) with period open fireplace having marble surround over stone hearth. Flag stone floor covering and rear elevation leaded glazed rear door with side windows. Wall light points, pendant light and power points.



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From the kitchen, stairway leads up to first floor.

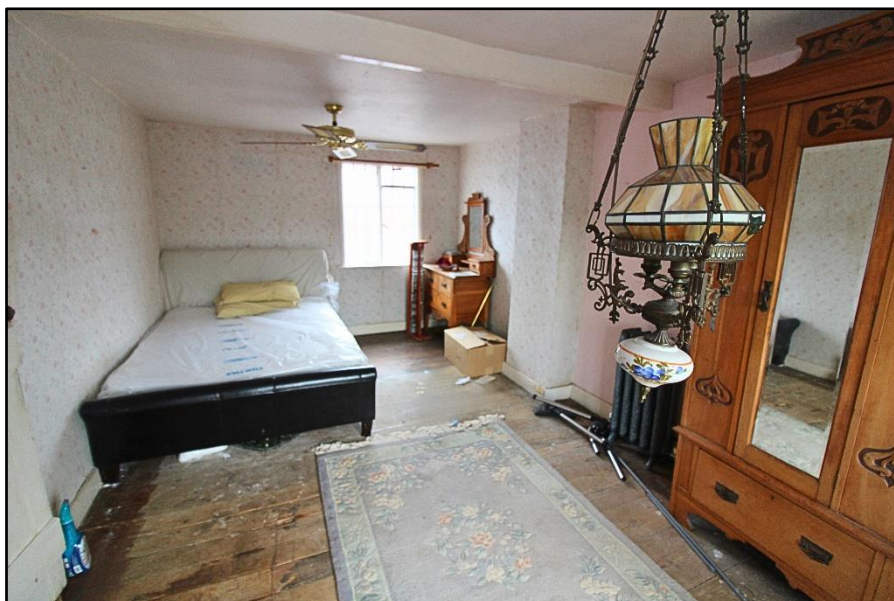
Landing having wall mounted gas boiler, built-in storage cupboard with consumer unit over stairwell, and doors off to

Bedroom One measuring approximately 12'9" x 18'2" (3.89m x 5.54m) with exposed wall and ceiling timbers, front and rear elevation leaded glazed timber mullioned windows. Claw foot bath, timber floor covering, multi socket power points, wall light points and central spiral staircase leads up to



Galleried Storage with timber balustrading, minstrel gallery style, radiator.

Bedroom Two measuring overall approximately 18'2" x 10' (5.54m x 3.05m) maximum with front elevation leaded glazed and timber mullioned window. Ceiling fan, pendant light, timber floor covering and panelled glazed double doors lead out to balcony with wrought iron balustrading.



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Bedroom Three measuring approximately 9'9" x 9'3" (2.97m x 2.74m) with front elevation leaded timber mullioned window, pendant light, power point and timber floor covering.



Bathroom comprising porcelain sink, low flush WC and cubicle shower with Mira electric shower with shower head on wall bracket, having sliding screen door. Parquet floor covering, rear elevation timber framed window, electric radiator, pull cord light switch.



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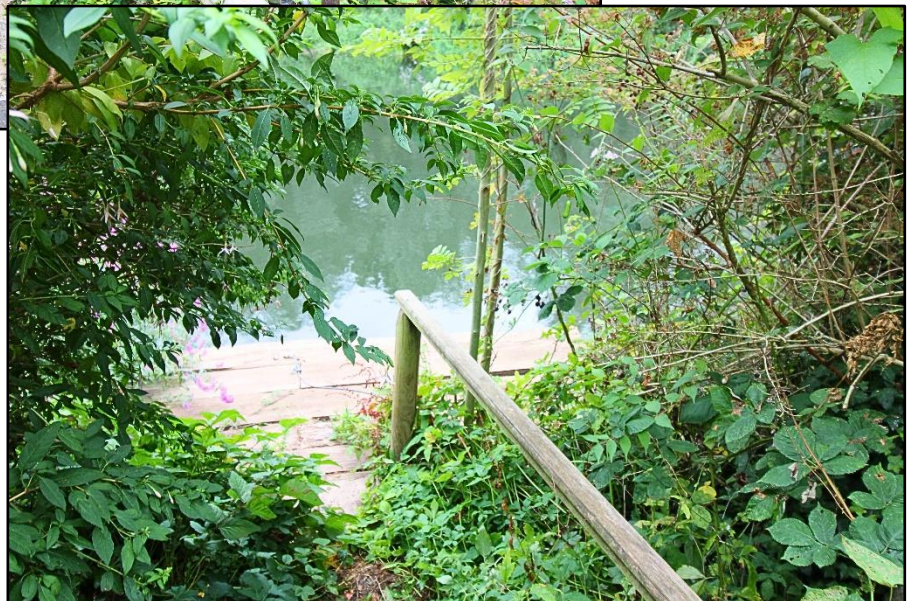
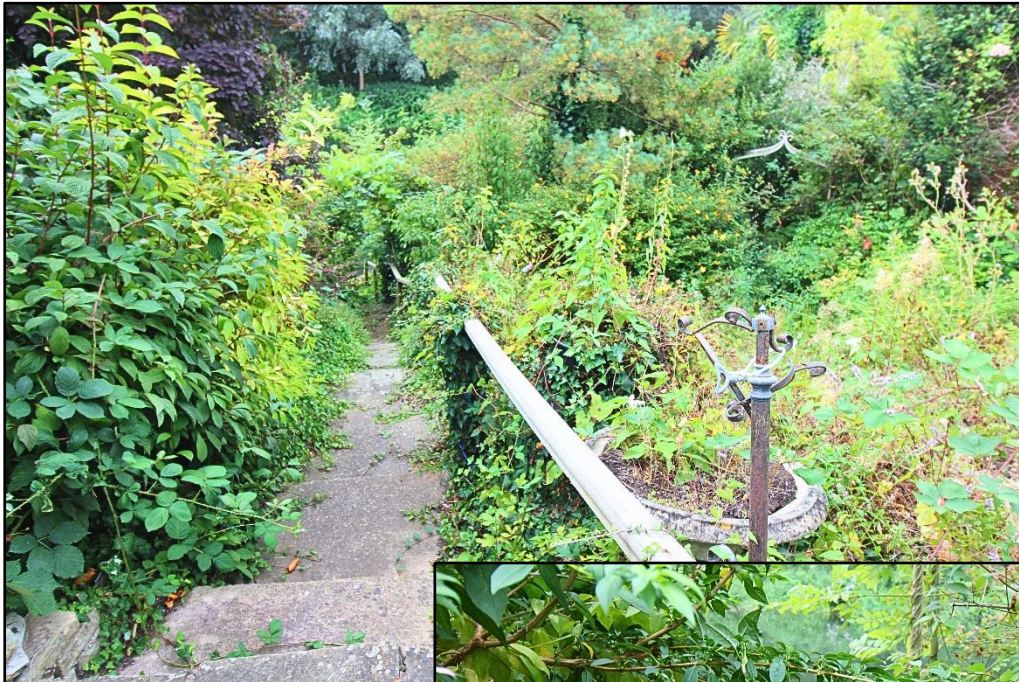
Outside the Property

To the rear, there is old fashioned crazy paved top terrace with terraced garden, handrail and steps leading down to the river. Overlooking the river, there is a conservatory in need of restoration with metal balustrading around balcony, providing views over the river.



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There is timber planked jetty at the bottom of the garden, approximately 40' of mooring rights for this cottage.



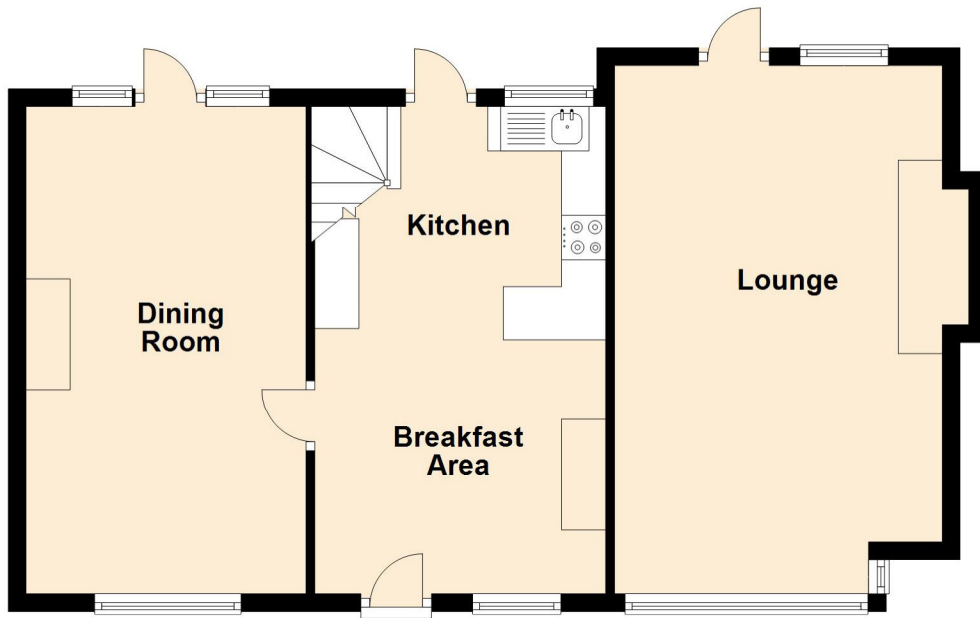
Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

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

Tenure: The property is freehold

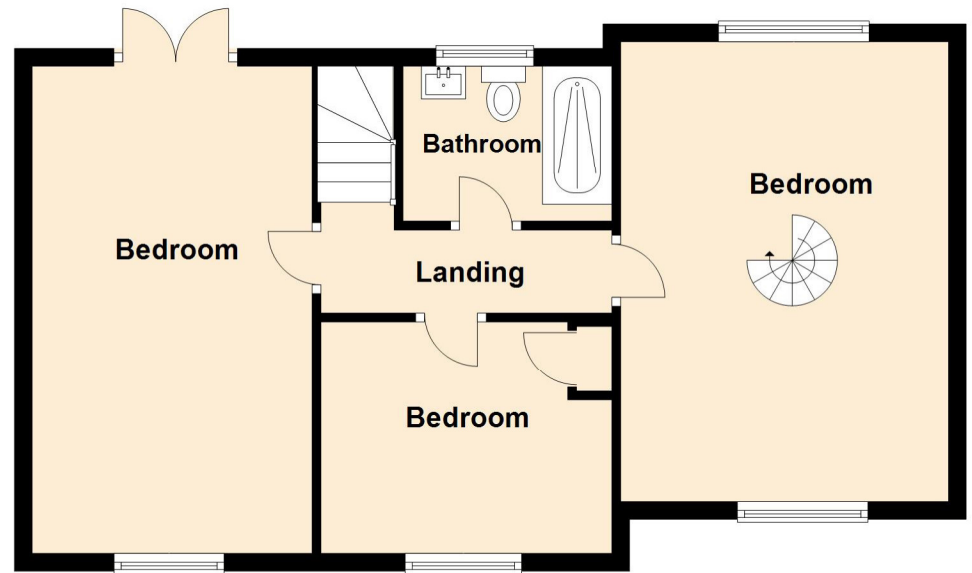
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: Band E



Ground Floor

Approx. 58.5 sq. metres (630.1 sq. feet)



First Floor

Approx. 56.1 sq. metres (603.9 sq. feet)

Total area: approx. 114.6 sq. metres (1233.9 sq. feet)