



**Tir Na Nog Walcot Lane, Drakes Broughton**  
Persnore

Guide Price **£550,000**



## Tir Na Nog Walcot Lane

Drakes Broughton, Pershore

- No onward chain - Impressive detached family home in a highly regarded location
- Over 2,300 sq ft of spacious and versatile accommodation
- Exceptional 25 ft reception room with feature bay window
- Separate formal dining room ideal for entertaining
- Bright and airy conservatory overlooking the rear garden
- Well-equipped kitchen with adjoining utility room
- Five generously sized bedrooms offering flexible use
- Additional study/home office, perfect for remote working
- Integral garage with extensive driveway providing ample parking
- Convenient access to Pershore town centre, schools and transport links

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



 JONES &  
ASSOCIATES

BESPOKE ESTATE AGENCY

No onward chain - Occupying a desirable position along the ever-popular Walcot Lane in Drakes Broughton, this substantial and thoughtfully arranged five-bedroom detached residence presents an exceptional opportunity to acquire a spacious and highly versatile family home extending to over 2,300 sq ft. Set well back from the road behind a generous block-paved driveway, the property immediately impresses with its attractive façade, ample parking provision and integral garage, all combining to create a strong sense of arrival.

Internally, the property offers a superb balance of living and bedroom accommodation, perfectly suited to modern family life. The welcoming entrance hall provides access to the principal reception spaces, setting the tone for the generous proportions found throughout. The standout feature is undoubtedly the impressive 25 ft reception room, a beautifully bright and expansive space enhanced by a large bay window that allows natural light to pour in. This elegant room offers plenty of flexibility for both formal entertaining and relaxed family living.

Flowing from here is a well-proportioned dining room, ideal for hosting gatherings or family meals, which in turn leads into the delightful conservatory. Overlooking the rear garden, this space creates a seamless connection between the interior and exterior, offering a tranquil spot to unwind while enjoying views of the garden throughout the seasons.

The kitchen is both practical and well-sized, fitted with a range of units and worktops, providing ample preparation space for everyday cooking. Adjacent to the kitchen, the utility room adds a valuable layer of functionality, offering additional storage, laundry facilities and a convenient secondary access point.



Upstairs, the property continues to deliver generous accommodation with five generously sized bedrooms, two with en-suite facilities, offering flexible living arrangements, with one currently configured as a home office. The principal bedroom is particularly spacious, while the remaining bedrooms are ideal for children, guests or additional workspace if required. A dedicated study/home office further enhances the home's versatility, catering perfectly to those working remotely or in need of a quiet retreat.

The bathrooms are well-appointed and conveniently positioned to serve both floors, ensuring practicality for everyday family life.

Externally, the rear garden provides a private and manageable outdoor space, ideal for entertaining, gardening or simply relaxing in a peaceful setting. To the front, the extensive driveway offers parking for multiple vehicles, complemented by the integral garage which provides additional storage or potential for further adaptation, subject to the necessary permissions.

Positioned in the popular village of Drakes Broughton, the property combines a peaceful village setting with excellent local amenities and convenient access to Pershore, Worcester, and national transport links.

Drakes Broughton is a sought after Worcestershire village with great amenities including a shop, post office, public house, a recently installed adventure play park, St Barnabas CoFe First and Middle School and is also in the catchment for Pershore High School. Proximity 3 miles towards Worcester is the recently opened Worcestershire Parkway train station which has main lines to London, Birmingham and Bristol, with ample parking. A few miles from Drakes Broughton in the other direction is the Georgian riverside market town of Pershore which provides high street shopping facilities and a supermarket together with an indoor market and a leisure complex.







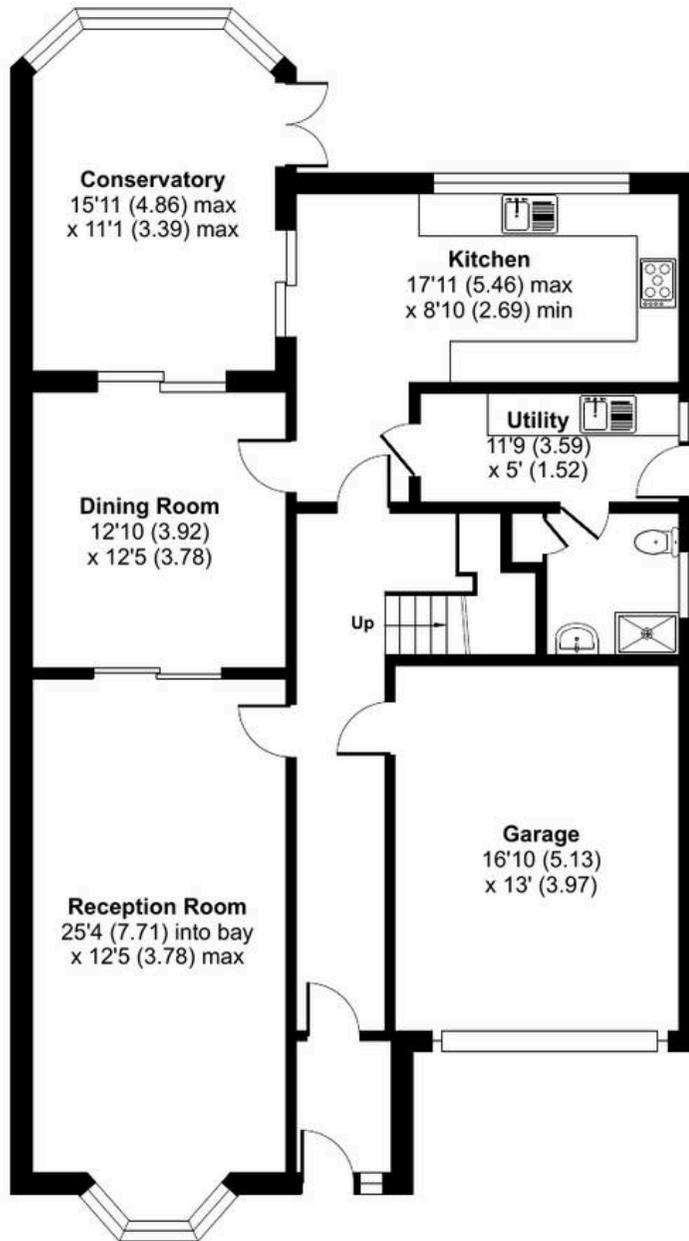
# Walcot Lane, Pershore, WR10

Approximate Area = 2328 sq ft / 216.3 sq m

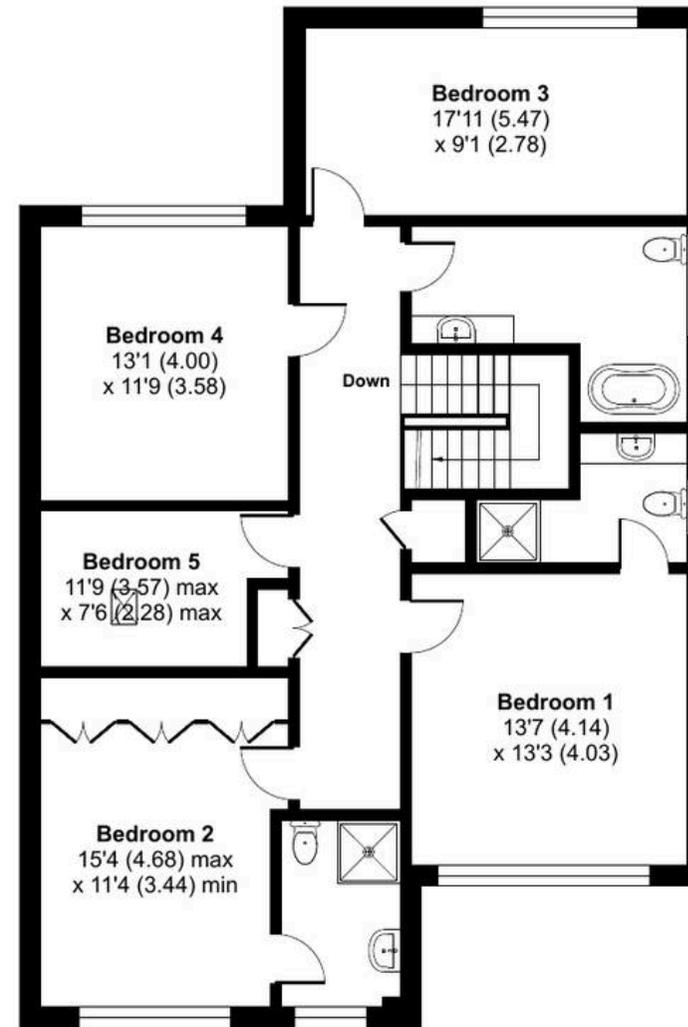
Garage = 226 sq ft / 21 sq m

Total = 2554 sq ft / 237.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Jason Jones & Associates. REF: 1425287



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