



**ESTATE AGENTS**

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**4 Mount Pleasant Barn**

**Pershore**  
**WR10 1PR**

**For Sale**

**Price £320,000**



**A CHARACTERFUL END-TERRACED THREE BEDROOM BARN  
CONVERSION SET IN A QUIET ELEVATED SITUATION, WITH  
COTTAGE GARDENS, GARAGE & PARKING, GAS CENTRAL  
HEATING**

**NO ONGOING CHAIN**

**Entrance Porch, Lounge/Diner, Fitted Kitchen Breakfast Room, Cloak  
Room, Three First Floor Bedrooms, Shower Room, Front Garden &  
Cottage Garden (Views), Parking & Single Garage.**

**Council Tax Band: D**

**EPC: C (69)**

*Residential Sales Particulars*

## **4 Mount Pleasant Barn Pershore, WR10 1PR**

### **Situation**

Mount Pleasant, is in an elevated area behind Pershore Hall, being a development of barn conversions, constructed circa 1980 and now provide character cottage style accommodation, set with rural aspect and distant views over farmland to the Malverns and beyond. Number 4, is end-terraced and is well presented and has front garden and pathway to the entrance porch, being a useful size, there is inner door to the existing accommodation, with front lounge/diner and fitted kitchen, ground floor cloak room and stairway up to landing with three bedrooms and a shower room. The property has further garden area; there is unallocated parking space and a single garage on the access road. Property has all main services.

This delightful location gives easy access to Pershore Town and the facilities yet occupying a rural location.

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 northeast, 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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## **4 Mount Pleasant Barn Pershore, WR10 1PR**

### **Property Comprises**

**Entrance** with solid timber door, cast iron furnishing, lantern light, into

**Porch** with wall mirror, base level storage cupboard, further light point, half panelled glazed door into



**Lounge / Dining Room** measuring approximately 21'4" x 9'5" (6.52m x 6.55m) minimum with partial engineered oak floor covering, carpeted, stairway leading to first floor. Wall light points and exposed ceiling timbers. Double panelled radiator, feature exposed brick fireplace with gas point, stone hearth and timber mantle shelf over. Ample multi socket power points, BT socket, TV aerial access, front elevation timber framed windows, curtains and poles. Upright meter cupboard housing smart meters and water meter.



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**Kitchen / Breakfast Room** measuring approximately 14'9" x 7'4" (4.54m x 2.25m) with breakfast area, ceramic floor covering, double panelled radiator and extractor fan, power points. Range of fitted kitchen units having timber worktop surfaces, drawers and storage cupboards under. Porcelain sink unit. Belling range cooker with 5-burner hob (gas), wall mounted storage cupboards, extractor hood over cooker with ceramic splashback. Partial ceramic surrounds, inset ceiling lights.





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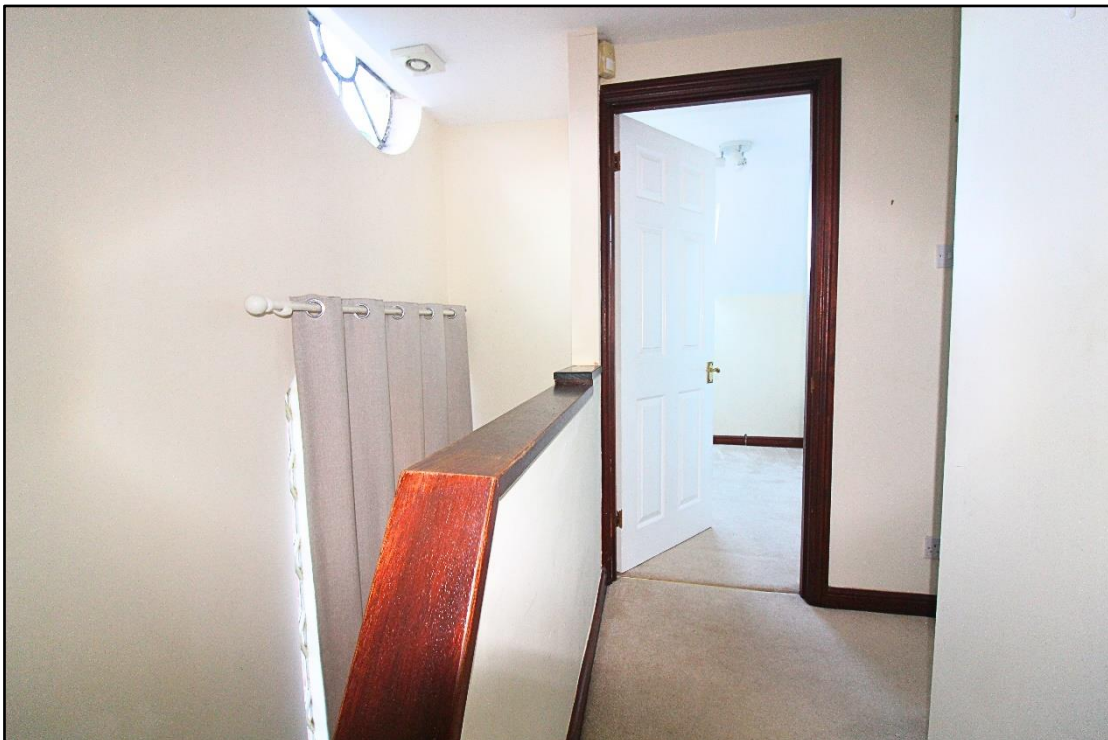
##### **Cloak Room**

with pedestal hand wash basin, low flush WC, engineered oak floor covering and small opaque glazed window. Panelled radiator and ceiling light point.



Stairway to first floor with understairs store cupboard housing plumbing for washing machine with power point and drainage.

**Landing** with curtain and side elevation windows on the stairway, being split level. Velux roof light window and circular high-level window, extractor fan and ceiling light. Access hatch to roof void with ladder (boiler situated in loft).



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**Bedroom One** measuring approximately 11'4" x 8'4" (3.47m x 2.56m) with Velux roof light windows, ceiling light, panelled radiator and exposed timber beams, power points.



**Bedroom Two** measuring approximately 8'8" x 8'3" (2.68m x 2.52m) with Velux roof light window, panelled radiator, multi socket power points, ceiling light and exposed wall timbers.





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**Bedroom Three / Dressing Room** measuring overall approximately 8'3" x 5'6" (2.52m x 1.70m) minimum with fitted wardrobe cupboards, built-in wardrobe cupboards (providing useful storage) and panelled radiator. Linen cupboard with slatted shelving and immersion heater switch. Velux roof light window, ceiling light and multi socket power points.



**Bathroom** comprising pedestal hand wash basin, low flush WC, shower cubicle with sliding glazed door, plumbed in shower with shower head on wall bracket, ceramic tiled surrounds and inset ceiling light. Extractor fan, Velux roof light window, fitted shelving, linoleum floor covering, upright radiator, ceramic tiled surrounds and wall mirror.





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##### **Outside Property**

There is cottage garden to the front of the property via timber garden gate and foot stones to the porch door. There is outside light, garden storage area and pleasant frontage.

Across the gravelled driveway, there is further garden area.



From the access road, there is garaging, number 4 has a new white up and over door, with security lock.





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<b>Services</b>	All mains services are connected to this property. There is gas central heating. Telephones and extension points are subject to BT transfer regulations.
<b>Fixtures &amp; Fittings:</b>	Only those items specified in these details are included in the sale of the property.
<b>Tenure:</b>	The property is freehold
<b>Local Authority:</b>	Wychavon District Council, The Civic Centre, Station Road, Pershore WR10 1PT      Telephone 01386 565000
<b>Council Tax:</b>	<b>Band D</b>