



## Joe's Farm, Great Comberton

Pershore

Guide Price **£795,000**





## Joe's Farm

Great Comberton, Pershore

- No onward chain
- Grade II listed detached home dating back to the 17th century, with four bedrooms, including a dual-aspect principal bedroom
- Self-contained apartment above double garage with kitchen, sitting room, bedroom and a shower room; separate storeroom with potential for a home office
- Charming thatched roof and abundance of exposed timber beams throughout
- Three reception rooms featuring stone inglenook fireplaces & a south-facing dining room with French doors opening onto a paved garden terrace
- Beautifully established south-facing gardens with specimen trees including apple, birch and yew. Stunning views towards the Malvern & Bredon Hills
- Parking for at least five vehicles, with an in-and-out carriage driveway
- Located in the charming village of Great Comberton, on the north-western edge of the Cotswolds Area of Outstanding Natural Beauty
- Excellent transport links: Pershore 3 miles (direct trains to London Paddington), Worcester Parkway 6 miles (direct trains to Birmingham), M5 9 miles



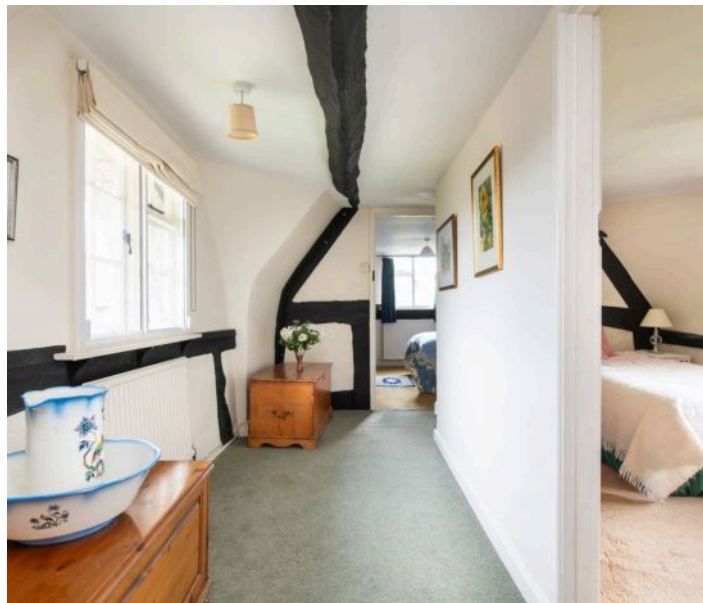
An exciting opportunity to acquire a characterful Grade II listed detached home, dating back to the 17th century and set within beautifully established, south-facing gardens with stunning views towards the Malvern & Bredon Hills. This delightful property, arranged in an attractive L-shape and topped with a well-maintained thatched roof, is rich in period detail throughout. In addition to the main house, the detached double garage incorporates additional storage and a self-contained apartment above, comprising a kitchen, sitting room, bedroom and shower room—ideal for guests or ancillary accommodation. An external staircase provides access to a separate storeroom, well-suited to use as a home office.

The accommodation benefits from generous ceiling heights and a well-balanced layout. The entrance hall leads to a charming drawing room, dual-aspect and centred around a substantial stone inglenook fireplace. A separate sitting room enjoys a stone-fronted open fire, while the dining room, glazed along the southern elevation, opens via French doors onto a paved terrace. The ground floor is completed by a fitted kitchen with stable door access to the garden, and a WC with shower. Throughout, there is an abundance of exposed timber beams, adding to the sense of history and authenticity.

Upstairs, the landing leads to a dual-aspect principal bedroom, three further well-proportioned bedrooms, and a family bathroom finished with attractive half-tiling and a freestanding claw-foot bath.

Externally, the property truly excels. Approached via a paved in-and-out carriage driveway with parking for at least five vehicles, the grounds are beautifully screened from the road by mature hedging.

The mature and beautifully maintained garden is a particular highlight. Thoughtfully landscaped with shaped borders, well-stocked beds and a variety of mature specimen trees including apple, birch and yew, the south-facing grounds offer multiple areas for relaxation.







Great Comberton is a small village of about 130 houses situated on the northern slopes of Bredon Hill in the English county of Worcestershire. It lies above the River Avon and is on the north-western edge of the Cotswolds Area of Outstanding Natural Beauty. It has a village hall and a church, and has a vibrant and friendly community. The Bredon View Holiday Park is within walking distance, which includes a café and small convenience shop.

Further facilities can be found in the nearby riverside market town of Pershore, providing high street shopping facilities, two supermarkets and a leisure complex.

Pershore train station and the newly constructed Worcestershire Parkway Station provide links directly to London Paddington, Birmingham and Worcester. The M5 motorway is approximately nine miles distant at Worcester junction 7 or Tewkesbury junction 9, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are the historic market towns of Evesham, Cheltenham & Worcester. Cheltenham 17 miles, Pershore 3 miles, Worcester 13 miles, M5 (J7 & J9) approx. 9 miles, Birmingham Airport 43 miles. (Distances approximate.)

Tenure: FREEHOLD

EPC Rating: Grade II listed exempt

Local District Council: Wychavon

Council Tax band: G

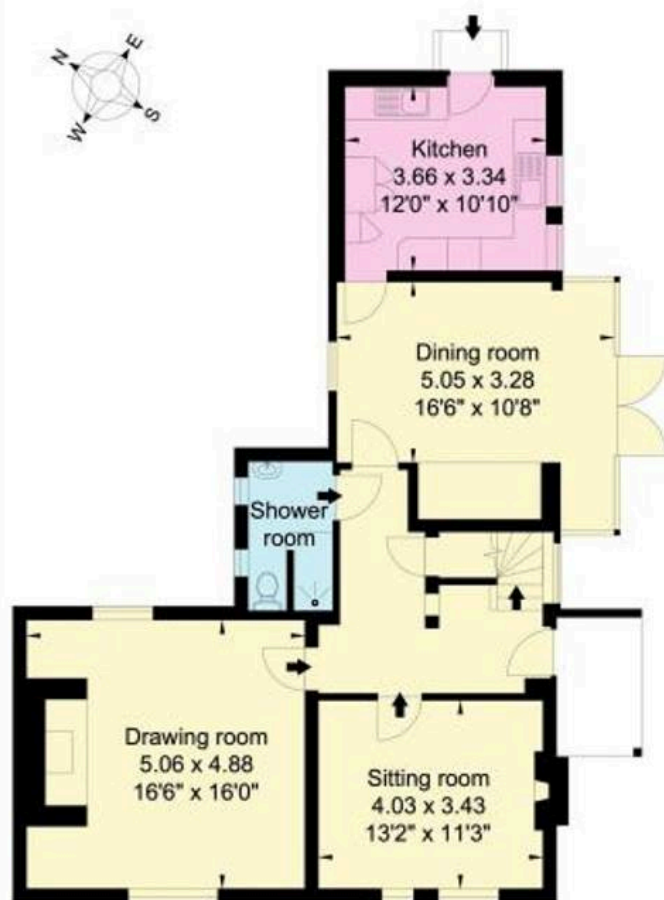
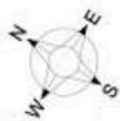




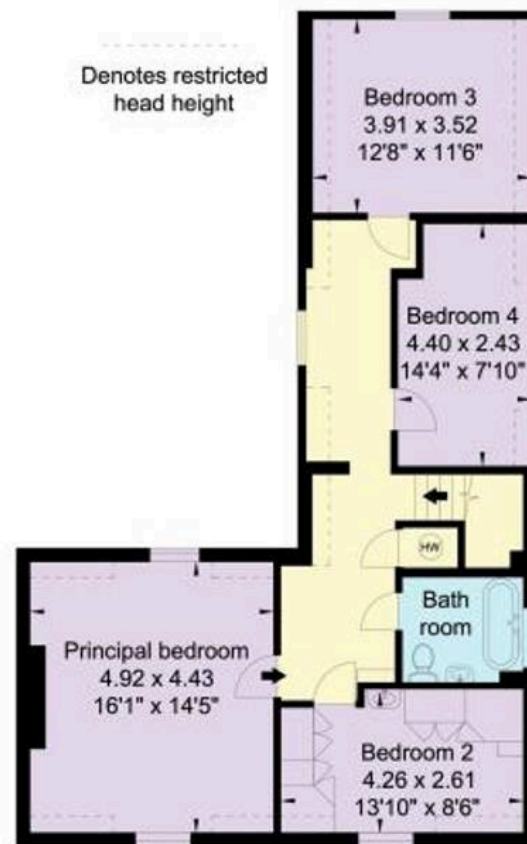








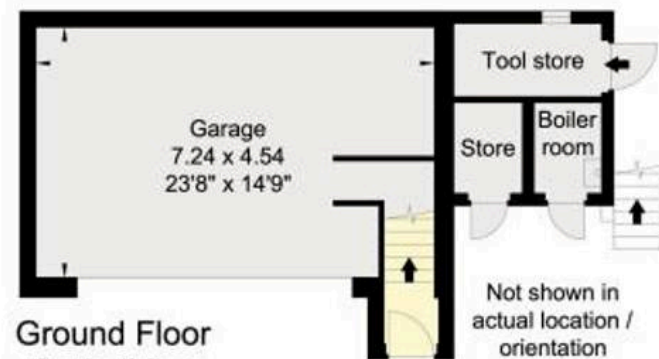
Ground Floor



First Floor



First Floor Flat



Ground Floor Outbuilding



**APPROXIMATE GROSS INTERNAL FLOOR AREA:**

House: 176 sq m (1,895 sq ft)

Flat/Outbuildings: 89 sq m (958 sq ft)

Total: 265 sq m (2,853 sq ft)

inc. restricted head height

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**Joes Farm  
Great Comberton**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

**JONES &  
ASSOCIATES**

BESPOKE ESTATE AGENCY





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