



Arbour House Main Road, Wyre Piddle
Persnore

Guide Price **£750,000**



Arbour House Main Road

Wyre Piddle, Pershore

- Beautifully appointed 5 bedroom property with an additional independent 2 bedroom apartment
- Original features throughout & Grade II listed
- Seven bedrooms, six bathrooms and four reception rooms in total
- Ground floor bedroom suite with an independent reception room
- Contemporary fitted kitchen/breakfast room with utility room
- A perfect blend of period features & contemporary spaces
- 27'7 x 12'10 Living room with a wood-burning stove
- Independently accessed 2-bedroom apartment with kitchen, shower room & reception room
- Large 33'10 x 16'6 (max) garage & Parking
- Charming little cottage garden

Tenure: Freehold

EPC Rating: Grade II Listed

Local District Council: Wychavon

Council Tax band: F

Set in the heart of the sought-after village of Wyre Piddle, this beautifully appointed five-bedroom period home offers a rare opportunity to acquire a property rich in character and charm, paired seamlessly with modern comforts. With an independently accessed two-bedroom apartment, this residence provides exceptional versatility for extended family, guests, or potential rental income. Behind its handsome façade, the main house reveals original features throughout, reflecting its Grade II listed heritage. The main accommodation includes five bedrooms, five bathrooms, and four reception rooms in total. The layout has been thoughtfully designed, including a ground floor bedroom suite with its own private reception room, ideal for multi-generational living or guest privacy.

The main house features a stunning 27'7" x 12'10" living room complete with a wood-burning stove, a contemporary fitted kitchen/breakfast room with adjoining utility, and a rare ground floor bedroom suite with its own independent reception room—ideal for flexible family arrangements. Each room thoughtfully balances historical character with modern comforts.

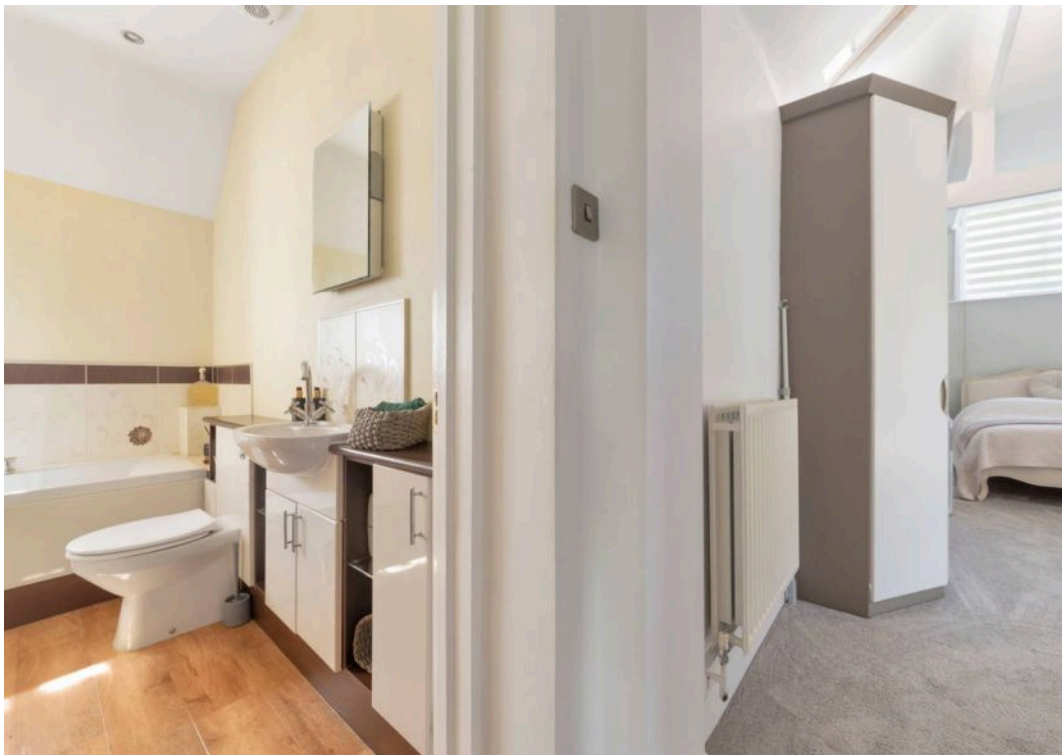
The self-contained two-bedroom apartment is a fantastic addition, complete with a reception room, modern kitchen, and shower room – ideal for guests, a home business, or as an independent rental.

Externally, the property benefits from a charming cottage garden, a substantial 33'10" x 16'6" (max) garage, ample private parking and a beautiful, long wildflower border adjacent to the house in Ryeland, creating a stunning natural display that changes with the seasons.

Positioned just moments from a riverside pub and with easy access to the Georgian market town of Pershore.









Arbour House

Approximate Gross Internal Area

Cellar = 33.3 sq m / 358 sq ft

Ground Floor = 169.1 sq m / 1820 sq ft

First Floor = 99.3 sq m / 1069 sq ft

Loft = 37.2 sq m / 400 sq ft

Flat - Ground Floor = 65.8 sq m / 708 sq ft

Flat - First Floor = 49.4 sq m / 532 sq ft

Total = 454.1 sq m / 4887 sq ft

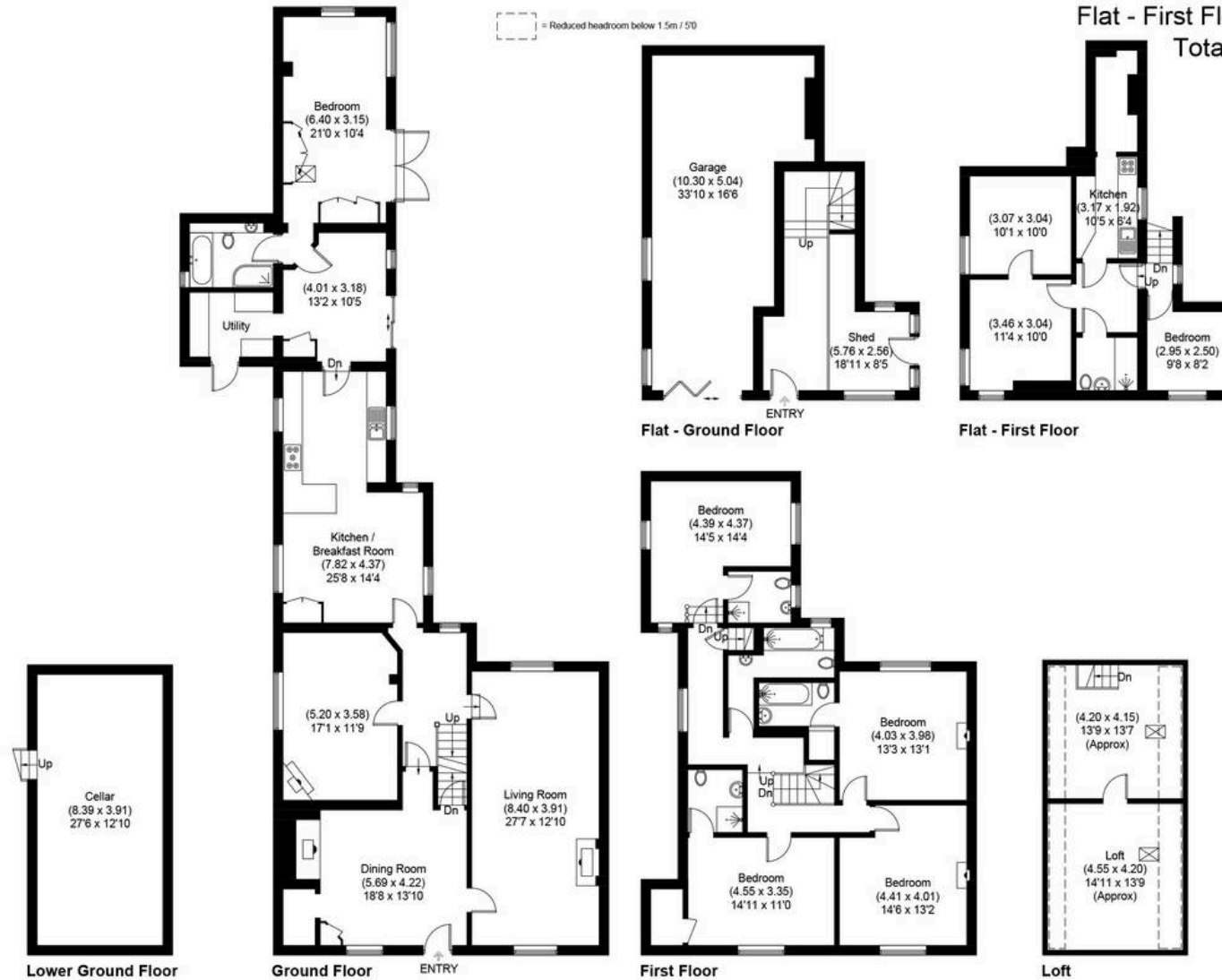


Illustration for identification purposes only, measurements are approximate, not to scale.



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