



Glenmore House Main Street, Pershore, Wick WR10 3NZ

Offers in excess of £875,000





Glenmore House Main Street

Wick

Pershore, WR10 3NZ

- Five Bedroom Detached Period House
- Charming Original Features Such As Parquet Flooring, Original Wooden Beams, Quarry Tiles & Loft Space Once Believed To Be Servant Headquarters
- Scope To Modernise, Extend Or Reconfigure (stpp)
- Countryside Location With 'Cotswold Feel'
- Private Courtyard Patio Garden In Addition To The Main Garden - Perfect For Dogs!
- Spanning Over 4112 sq ft Of Versatile Living Space
- Gated, Sweeping Driveway With Detached Double Garage - Light, Power & Storage
- Located In Wick, A Small Village Approx. 2 Miles Southeast Of Pershore, With A True Community Feel
- Private Side Garden With Summerhouse, Overlooking Green Space To The Front Of The Property
- Offering Links To Nearby Towns & Cities For Work, School & Pleasure.

Christian Lewis Property are thrilled to bring to the market an impressive five-bedroom detached period home extending to approximately 4,112 sq. ft, believed to date from mid1600s with later extensions dating from the 1970s to market. Set in a peaceful position overlooking open cattle fields, in the village of Wick, near Pershore. Combining historic charm with generous proportions and versatile modern family living, this is a true period example.

The welcoming entrance hall features a striking fireplace and leads to a wealth of beautifully proportioned reception spaces, really setting the tone of what's to come! There are two substantial living rooms, one with an open fire plus a charming snug featuring an impressive inglenook fireplace and log burner fire. A dedicated office provides an ideal work from home space, while the dining room benefits from a large storage cupboard. The spacious kitchen diner forms the heart of the home complete with large pantry, complemented by a downstairs cloakroom, shower room, boot room and external boiler house.

Original parquet flooring, exposed beams, fireplaces, and other period details are found throughout the ground floor, creating a warm and characterful atmosphere which oozes throughout. Oak stairs elevate to the first floor where there are five generous double bedrooms, with the principal bedroom enjoying a large en suite bathroom. The spacious landings add to the sense of scale, while the modern family bathroom features a freestanding bath, walk-in shower and separate WC. Useful loft space provides additional storage.

Outside, a large sweeping gated driveway provides ample parking and leads to a detached double garage with power, lighting and eaves storage. There is also an outdoor log store and a large, private side garden with summerhouse. The front of the property enjoys attractive views across neighbouring cattle fields.

A truly striking property, which must be seen to be appreciated

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AML Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Important Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band G

EPC Rating D

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.

Location

Pershore is a market town in Worcestershire, and Wick is a small historic village about 2 miles south-east of Pershore, in the Vale of Evesham. The village lies near the River Avon and is surrounded by farmland and countryside. Wick offers great location for a variety of schools, including Worcester, Cheltenham & Stratford Upon Avon. Additionally, Wick boasts a true 'Cotswolds feel', with it being so close in distance, it offers the perfect rural charm. If exploring is your thing, the 'Welcome to the Cotswolds' sign is located in nearby village of Little Comberton.

History

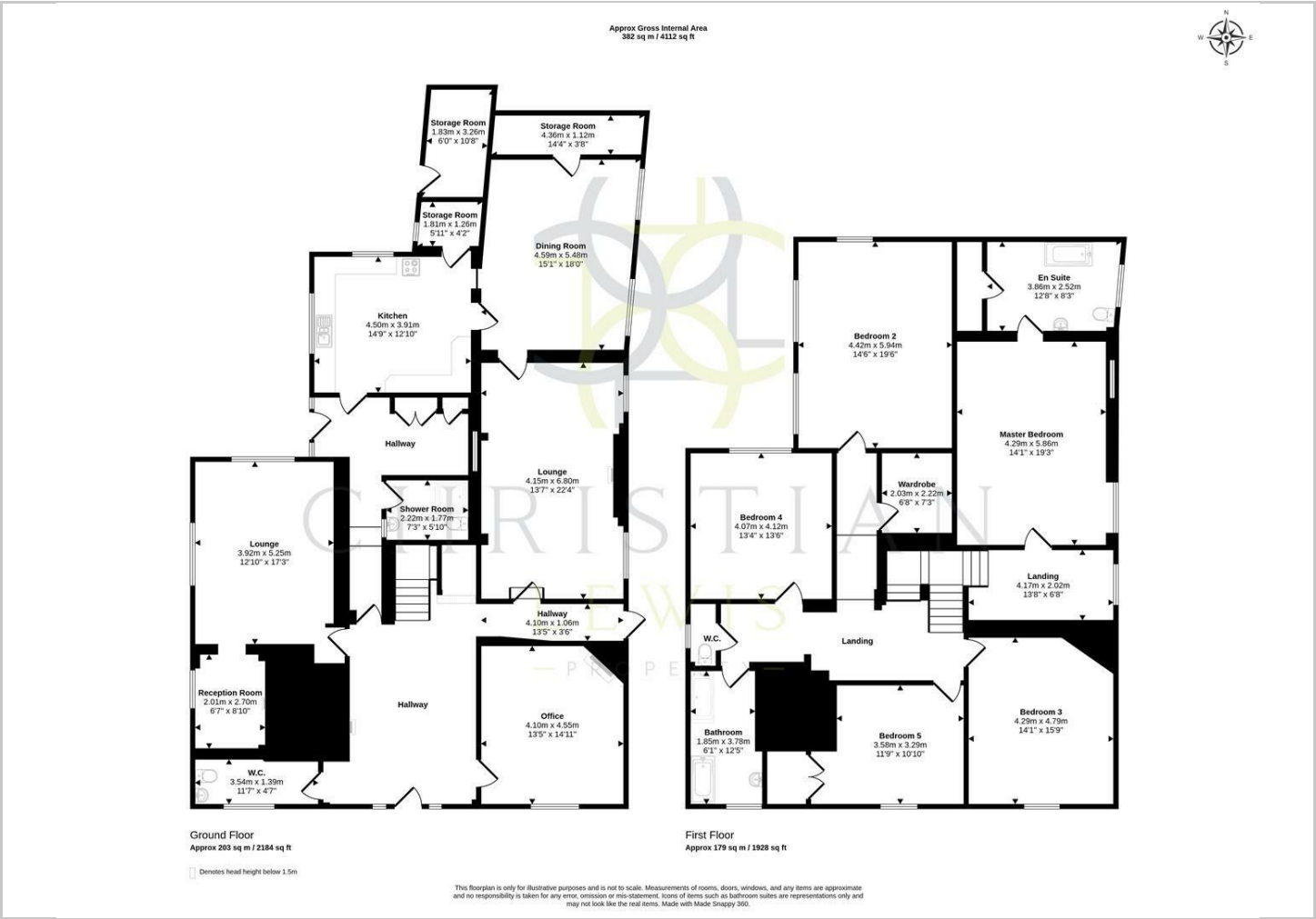
Wick has a very long history, with evidence of settlement going back to prehistoric times. Archaeological finds include worked flints, Bronze Age and Iron Age evidence, and Roman pottery. Written records mention Wick in 709 AD, when several farms known







Floor Plans



Viewing

Please contact our Pershore Office on 01386 555368 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

14 Broad Street, Pershore, Worcestershire, WR10 1AY
Tel: 01386 555368 Email: pershore@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

Location Map



Energy Performance Graph

