



Mill Bank



Mill Bank

Pershore

Offers in Region of £524,950

A Rare Opportunity – First Time Available in 40 Years Nestled in the heart of the highly sought-after village of Fladbury, this delightful and character-filled detached cottage is being offered to the market with no onward chain. Steeped in charm and rarely available, this unique home must be seen to be fully appreciated. The well-presented accommodation includes a welcoming sitting room, formal dining room, spacious breakfast kitchen, light-filled sun room, and convenient downstairs WC. Upstairs, the property offers three well-proportioned bedrooms, including a principal suite with en-suite shower room, alongside a separate family bathroom. Externally, the cottage enjoys a private driveway, garage, and a useful workshop. A particular highlight is the self-contained annexe with its own en-suite shower room – ideal for guests, extended family, a home office, or potential rental income. Don't miss this exceptional opportunity to own a piece of Fladbury's charm.

We've Noticed

- A charming detached cottage
- Driveway and garage
- Sought after village location
- Downstairs WC
- Well maintained gardens
- Annexe/Outbuilding, workshop and garden shed
- Three bedrooms with ensuite to bedroom 1
- No onward chain



Entrance

Through front glazed porch with further entrance door into sitting room.

Sitting Room

A good size sitting room with front and side aspect windows, large fireplace with log burner, radiator and doors into dining room and sun room.

Dining Room

With front aspect window, radiator, large fireplace and door into breakfast kitchen.

Sun Room

With windows and doors opening to the rear garden, radiator, glazed doors into kitchen, stairs to first floor and further door into WC.

Breakfast Kitchen

With rear aspect window and door to rear porch, matching wall and base units with work surfaces over, sink and drainer with mixer tap over, built-in oven and hob with cooker hood over space and plumbing for washing machine and further under counter appliance. Breakfast area with breakfast bar, side aspect window, storage and space for upright fridge/freezer.

WC

With side aspect window, wash hand basin and WC.

First Floor Landing

With loft access, doors into bedrooms, bathroom and storage cupboard.

Bedroom 1

With front aspect window, radiator, built-in storage and door into ensuite.

Ensuite

With side aspect window, shower cubicle, wash hand basin and WC.

Bedroom 2

With front aspect window, radiator and built-in storage.

Bedroom 3

With rear aspect window, radiator and built-in storage.

Bathroom

With rear aspect window, sunken bath, wash hand basin and WC.

Outside

The property is approached via a charming foregarden with pathway to glazed entrance porch and side access to rear garden. There is also a driveway and garage accessed to the side of the property via a shared driveway. To the rear is pleasant rear garden with shrubs, plants and a pond. Outside also boasts and annexe/outbuilding, workshop with loft store area and a garden shed.

Annexe/Outbuilding

A good size room which provides the ability to be used in a variety of ways with an ensuite shower room with shower cubicle, WC and wash hand basin.



Mill Bank, Fladbury, Pershore, WR10

Approximate Area = 1411 sq ft / 131 sq m

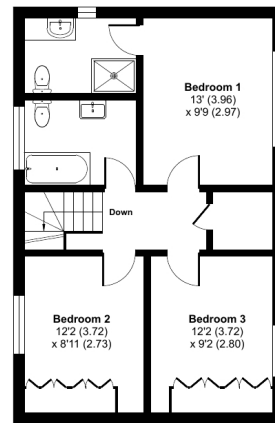
Annexe = 150 sq ft / 13.9 sq m

Garage = 184 sq ft / 17 sq m

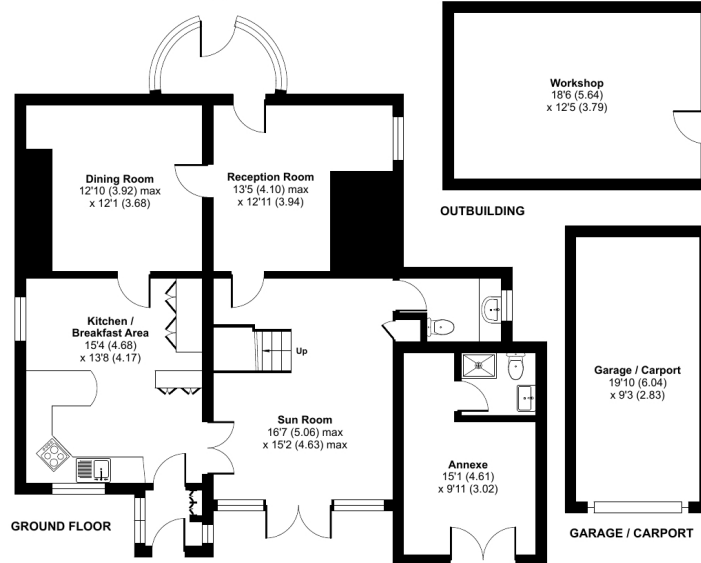
Outbuilding = 230 sq ft / 21.3 sq m

Total = 1975 sq ft / 183.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

GARAGE / CARPORT

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hills Estate Agents. REF: 1327257

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

80

59

EU Directive 2002/91/EC

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