



Osier Island, Wyre Piddle, Worcestershire





A freehold island in the River Avon, with a two bedroom dwelling and moorings.

Summary of accommodation

Detached two bedroom timber house with garden

Moorings | Woodland | Full riparian rights

In all about 0.44 acre

Distances

Wyre Piddle 0.25 mile (by boat), Pershore train station 1.5 miles, Worcester 9 miles (All distances are approximate)

Situation

Osier Island is situated on a navigable stretch of the River Avon approximately a quarter of a mile upstream and southeast of the village of Wyre Piddle. The village provides a pub, a village hall, and a marina. There is a thriving social scene with community-led activities and live music and entertainment most weekends at the hotel.

Slightly further afield is the bustling Georgian market town of Pershore, with its colourful variety of small shops, a busy marketplace, tea rooms and waterside pubs. There are also several supermarkets, a leisure centre, primary and secondary schools, Doctors' surgeries, a hospital and a train station providing a direct train to London Paddington (1 hr 51 mins).





More comprehensive facilities can be found in the cathedral city of Worcester, nine miles away, which caters for most needs. There are extensive shopping and recreational facilities, including county cricket in the setting of Worcester Cathedral and horse racing on the banks of the River Severn.

Trains run directly from Pershore Station to London Paddington and Birmingham. Motorway access is via junction 7 of the M5, about eight miles away.

The property

This is a rare chance to own a truly unique and magical island where you can unwind and leave the outside world behind. Osier Island is a wonderful wildlife haven. At twilight, you can watch the barn owl hunting through the mist over the fields, marvel as the kingfishers flash past and dive for fish and see hares frolicking in the meadows opposite.

The charming Osier Lodge is a timber dwelling on a raised platform above the level of flood waters. There has been a dwelling on the island since the early 1940's. There are three landing stages on the island. The veranda commands a spectacular southerly vista over the river and open countryside towards the wooded slopes of Bredon Hill in the distance—the best view for miles.



N.B. There is no vehicular or pedestrian access to the property. Access is by boat only and strictly by appointment with the selling agents. There are two marinas in Wyre piddle where boat storage is possible to support getting to and from the island.

Services

There are no services connected to the property.

There is a 7kw 230v diesel generator which is switchable remote to the house. It is set up as full off grid/solar/generator/battery and ready for automation. Most power needs are run from 12v battery system currently linked to solar where diesel managed excess demand. There is 1500l rainwater collection/storage and pumps which are used for services other than drinking water. Hot Water for showers and the kitchen is on demand. Waste water is discharged directly to a soakaway. Private drainage via a septic tank.

Viewing and Directions (WR10 2JB)

From Junction 7 of the M5 take the B4084 to Pershore. At the first set of traffic lights in Pershore, turn left onto the A4104 and after approx. ½ a mile fork right onto Wyre Road. Once in the village of Wyre Piddle you will find The Anchor on your right. There is plenty of parking on Main Street.

Our clients will arrange for transfer to the island by boat from The Anchor, this is entirely at your own risk.

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Property information

Tenure: Freehold

Local Authority: Wychavon District Council

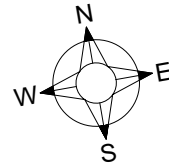
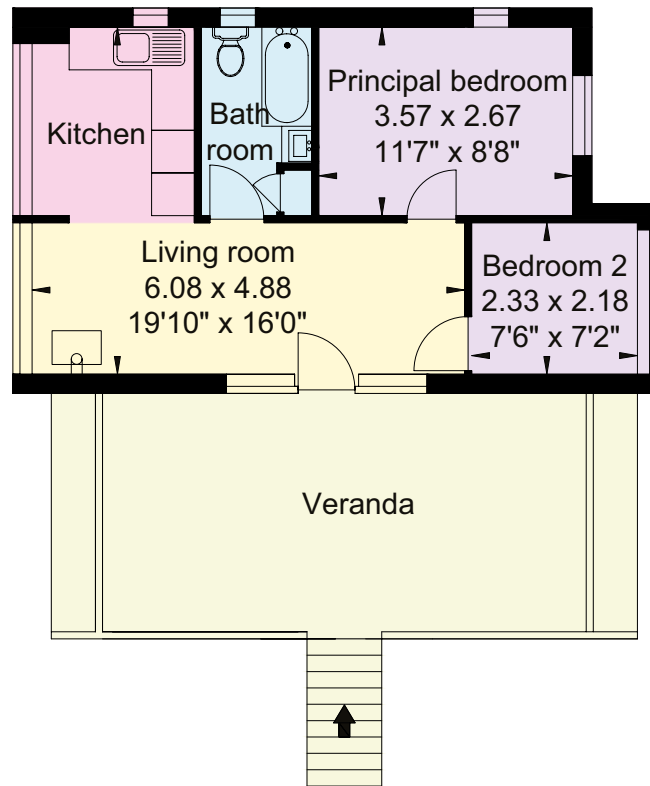
EPC Rating: F



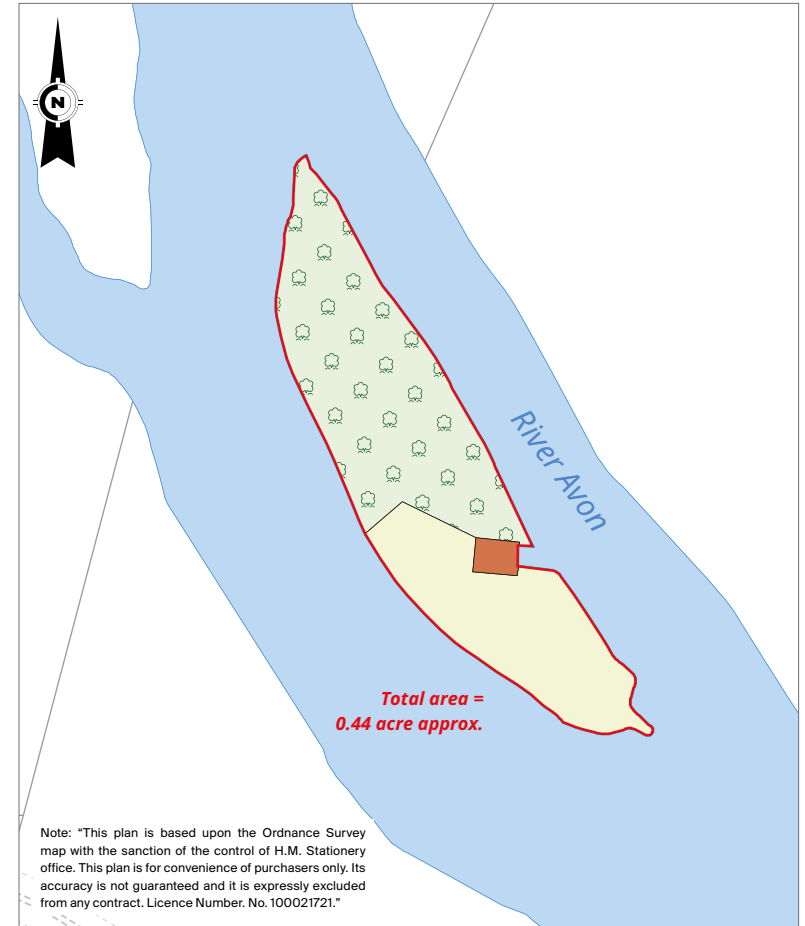
Approximate Gross Internal Floor Area

40 sq m (431 sq ft)

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 the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 26 July 2024
Our reference: STR012452685

Osier Island, Wyre Piddle, Pershore, WR10 2JB

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £350,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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