Knight Frank

HUNTSMANS COTTAGE

Broad Lane, Bishampton, Pershore, Worcestershire

AN ATTRACTIVE AND BEAUTIFULLY PRESENTED COTTAGE SITUATED IN THE SOUGHT AFTER VILLAGE OF BISHAMPTON

with equestrian facilities, garden and grounds extending to 3.13 acres, and delightful open countryside views

			EPC
3	1	3	E

Tenure: Freehold.
Easements, wayleaves and rights of way: The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. Further information can be obtained from the agent.
Services: Mains water and electricity and drainage are connected to the property. Oil fired central heating.
Fixtures and fittings: All those mentioned in the particulars are included in the sale, all others are excluded. However, certain items, such as the curtains and blinds, may be available by separate negotiation.
What3words: ///procures.sharpens.recapture
Local Authority: Wychavon District Council. Telephone: 01386 565000.
Council Tax Band: E
Viewing: By prior appointment only with the agents.

SITUATION

Huntsmans Cottage is located in the heart of the thriving village of Bishampton, yet in a private and peaceful position with open countryside views.
Facilities in the village include a post office/shop and pub, both owned by the village, a church, village hall, hairdresser and the Vale Golf Club is on the edge of the village. There are primary schools in the neighbouring villages of Flyford Flavell and Pinvin.

The attractive Georgian market town of Pershore offers a wide range of everyday amenities including various independent shops, health centre, cottage hospital, public library, community arts centre, public houses and restaurants. Recreational facilities include cricket, football and rugby clubs, a leisure centre with swimming pool, the historic Abbey and surrounding park, and the River Avon.

In Pershore there is also educational provision from nursery/pre-school through to high school and a Sixth Form College available at Pershore High School. In Worcester and Malvern, there are a number of highly regarded private schools and in the nearby village of Peopleton is Bowbrook House School.

Broader amenities can be found in Worcester, along with County cricket in the setting of Worcester Cathedral, horse racing on the banks of the River Severn and Premiership rugby at Sixways. There is international cricket at Edgbaston and hunt racing at Cheltenham and Stratford.

The village is well placed for access to the M5 at Worcester, the M42 to the north and the M40 to the east. There are mainline rail services that operate from Worcester Parkway and Pershore to London and Birmingham. Warwick Parkway is 25 miles to the north-east and provides a fast direct train service to London Marylebone, taking approximately 1 hour 30 minutes.

DESCRIPTION

Huntsmans Cottage is a very attractive and charming, timber framed cottage that offers a wealth of character and original features. The property benefits from an expired planning consent to extend the property, therefore there is the potential to provide further living accommodation subject to obtaining the relevant planning permissions.

The front door opens to the reception hall that leads through to the dining room that has French doors to the side terrace and is open plan to the fitted kitchen/breakfast room. The kitchen includes solid wood worktops, double Belfast sink, a Rangemaster multi-fuel oven, American fridge freezer and an integrated dishwasher. From the kitchen, a stable door opens to the fitted utility room that has solid wood worktops, space for a separate washing machine and tumble dryer and a rear entrance door. The kitchen/breakfast room flows into a cosy drawing room complete with an inglenook fireplace housing a wood burning stove, and benefits from delightful southerly views to the garden. The ground floor further extends to a light and airy study with fitted shelves and cupboards, and picture windows allowing a view over the rear garden to be enjoyed.

Stairs in the entrance hall rise to the first-floor landing, which provides access to the Principal bedroom with a walk-in wardrobe, which offers potential to be converted to an en suite, and two further double bedrooms. The bedrooms are serviced by a spacious family bathroom with a double ended roll top bath and a corner shower enclosure.

Adjacent to the house is a large games room/office with fitted shelves and cupboards, and a mezzanine.

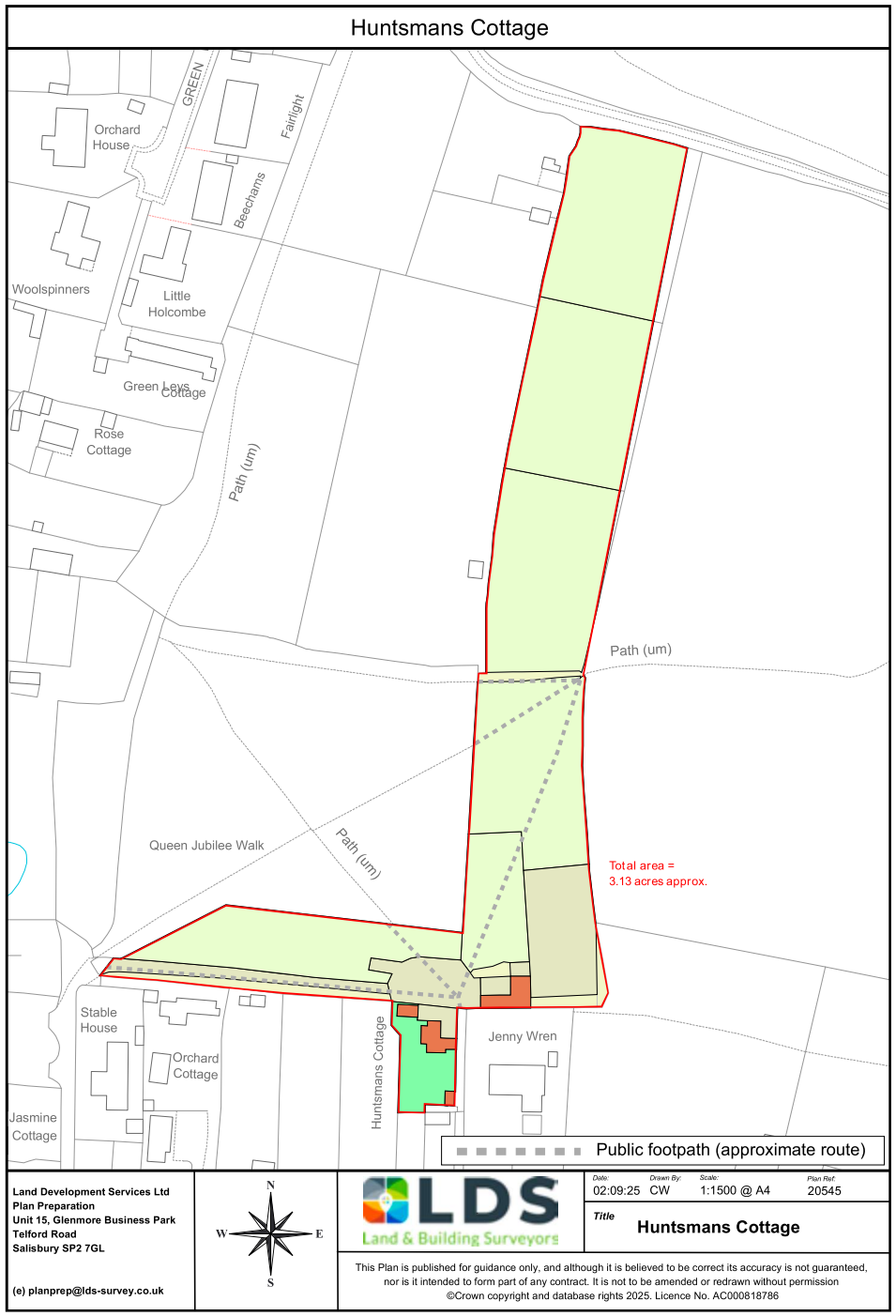
OUTSIDE

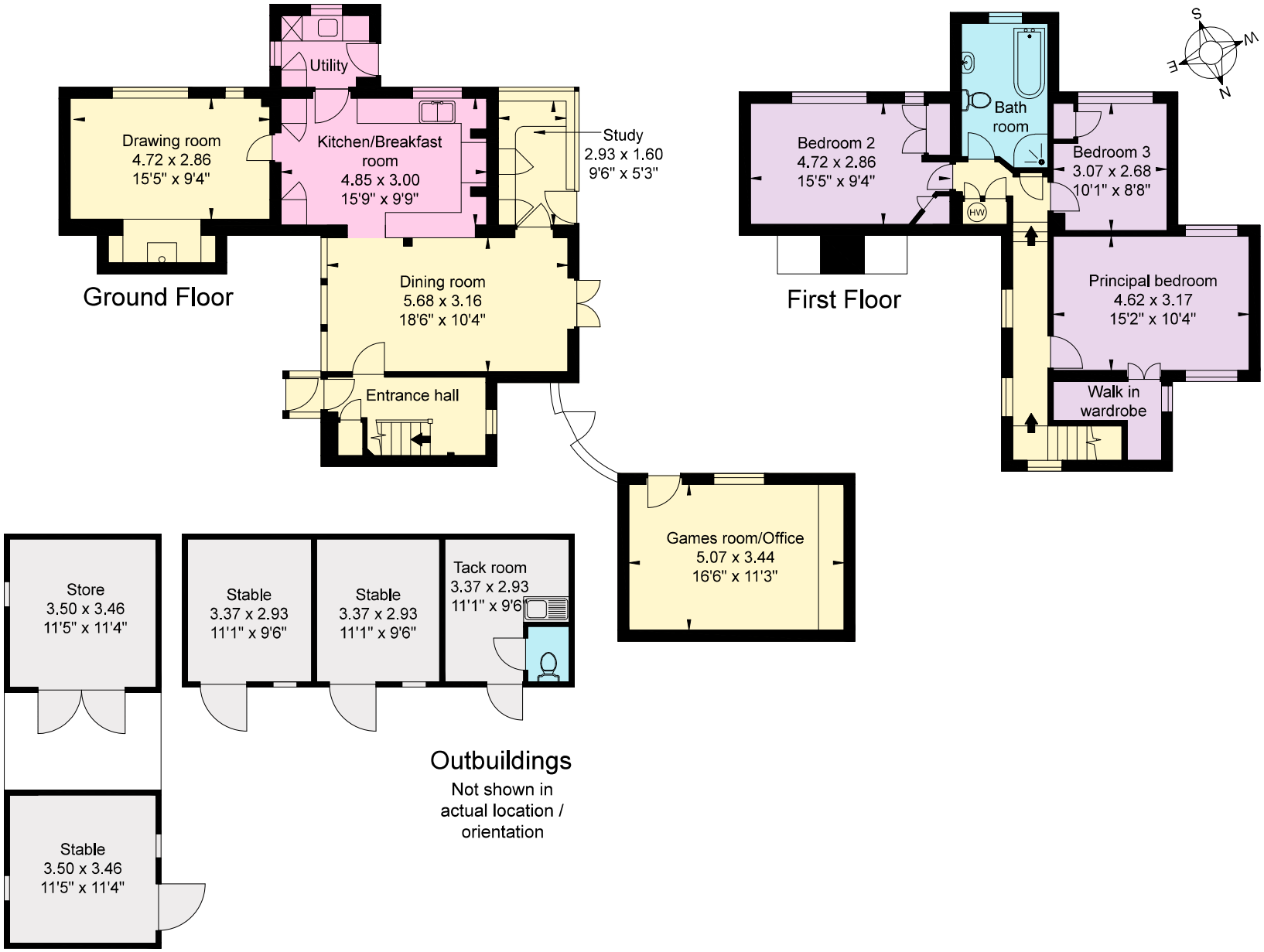
In all, the grounds and land extend to just over 3 acres. A private shared lane leads to a 5-bar gate that opens to a long gravel driveway providing parking for a number of vehicles, which includes an electric charging point.

The rear lawned garden offers privacy and seclusion, and includes paved terraces and a garden path, mature stocked borders, a wisteria and a charming summerhouse with lights and power.

The equestrian facilities extend to an excellent floodlight stable block that includes loose boxes, a tack room, WC and hay store, as well as a manège with a silicone and rubber surface.

The land has been split into five paddocks that are enclosed by hedging and post and rail fencing and extends to approximately 2 acres.





Approximate Gross Internal Area
House = 124 sq m / 1,335 sq ft
Games Room/Office = 18 sq m / 188 sq ft
Outbuildings = 55 sq m / 592 sq ft
Total = 197 sq m / 2,115 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted to tell you more.

James Way
01789 206950
james.way@knightfrank.com

Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway,
Stratford-upon-Avon, CV37 6YX

Evey Hadley
01789 206964
evey.hadley@knightfrank.com

Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway,
Stratford-upon-Avon, CV37 6YX

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated August 2025. Photographs and videos dated August 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Date: 10 March 2026
Our reference: STR012568091

Huntsmans Cottage, Broad Lane, Bishampton, Pershore, WR10 2LY

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £780,000.

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

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to My Knight Frank.

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

We'd love to help you.

Yours faithfully

KNIGHT FRANK LLP

Enc:

James Way
Partner, Head of Midlands Sales
+44 1789206950
james.way@knightfrank.com

Evey Hadley
Negotiator
+44 1789206964
evey.hadley@knightfrank.com

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24