



6 Lower House Farm Barns, Throckmorton

Pershore

Guide Price **£395,000**



6 Lower House Farm Barns

Throckmorton, Pershore

- Characterful semi-detached barn conversion set within a small courtyard
- Approx. 1,152 sq ft of well-presented accommodation
- Spacious reception room with exposed beams and wood-burning stove
- Well-appointed kitchen/breakfast room with ample worktop space
- Bright garden room with glazed doors opening to courtyard garden
- Utility room and ground floor cloakroom
- Two generous double bedrooms
- Principal bedroom with en-suite shower room
- Family bathroom accessed from the landing
- Gated gravelled off-road parking, detached garage, court yard garden, and an additional detached garden area.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



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Nestled within the sought-after village of Throckmorton, this beautifully presented semi-detached home forms part of a small and characterful courtyard of converted barns, offering a wonderful blend of charm and modern living. The accommodation extends to approximately 1,152 sq ft, with the added benefit of a separate garage and a further detached garden area.

Upon entering, you are welcomed into a central hallway, providing access to the principal ground floor rooms.

The reception room is a true focal point of the home, featuring exposed beams and a striking stone fireplace with wood-burning stove, creating a warm and inviting atmosphere. The room is well-proportioned, offering ample space for both seating and dining, and enjoys good natural light.

The kitchen/breakfast room is positioned to the front of the property and is well-appointed with a range of fitted units and worktop space, providing a practical and functional layout for everyday living.

To the rear, a superb garden room offers additional living space, with glazed doors opening onto a courtyard garden, creating a seamless connection between inside and out—ideal for relaxing or entertaining.

Further ground floor accommodation includes a useful utility room and a cloakroom.

To the first floor, there are two generous double bedrooms, both of excellent proportions. The principal bedroom benefits from an en-suite shower room, while the second bedroom is served by a well-appointed family bathroom.

Externally, the property continues to impress. The front offers ample gravelled off-road parking behind a gated entrance.

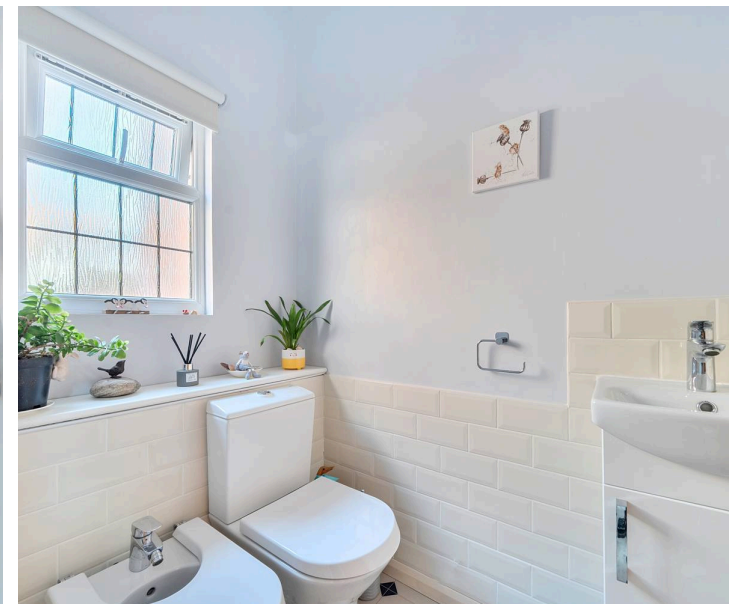


In addition to the courtyard garden area to the rear of the property is a beautifully maintained and sizeable garden located behind and to the side of the detached garage block, predominantly laid to lawn with a variety of planted borders and seating areas. A detached en-bloc garage provides excellent storage or potential for further use, subject to requirements.

The village of Throckmorton offers a peaceful rural setting while remaining conveniently located for access to Pershore, Worcester and surrounding transport links, making it an ideal location for those seeking countryside living without isolation.

The closest town is Pershore, which provides high street shopping facilities and two supermarkets, together with a leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

Pershore train station or the newly constructed Worcestershire Parkway Station provides links directly to London Paddington or Worcester Shrub Hill travelling on to Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance.









Throckmorton, Pershore, WR10

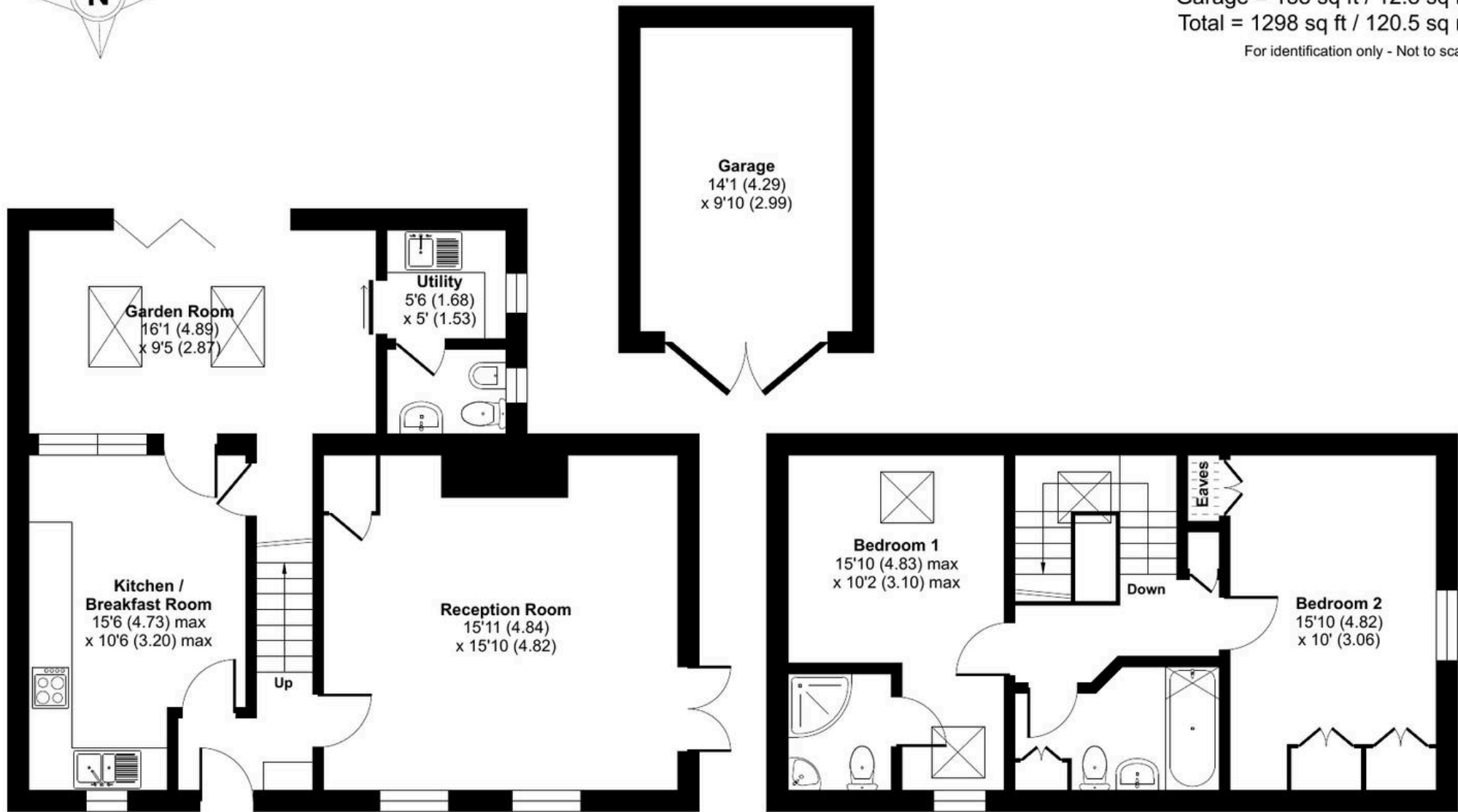
Approximate Area = 1152 sq ft / 107 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1298 sq ft / 120.5 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Jason Jones & Associates. REF: 1449924



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