



Ivy Cottage School Lane, Evesham, WR11 7JG

Offers over £190,000





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Evesham, WR11 7JG

- Full renovation project
- One double bedroom with adjoining versatile room
- No onward chain
- Thatched roof replaced in 2025
- Grade II Listed thatched cottage
- Two reception rooms
- Located in a sought after village location

Offered to the market with no onward chain, this Grade II Listed thatched cottage occupies a central position within the sought-after village of Bretforton and presents an excellent opportunity for buyers looking to undertake a renovation project.

Requiring updating and improvement throughout, the property retains a number of period features including exposed beams, timber framing and an impressive inglenook fireplace, offering an excellent foundation for sympathetic restoration.

The ground floor comprises a sitting room, an additional reception room, kitchen and bathroom, whilst the first floor provides a double bedroom with an adjoining room which could lend itself to a dressing room, study or hobby room, subject to a purchaser's individual requirements.

Outside, there is an enclosed rear courtyard, together with a front garden which offers potential for the creation of off-road parking, subject to the necessary planning permissions and consent.

Situated on School Lane, opposite the village church and within easy reach of Bretforton's well-regarded amenities, this property offers an increasingly rare opportunity to restore a historic cottage in one of the area's most desirable villages.

Viewing is recommended by appointment to fully appreciate both the extent of the works required and the potential on offer.



Additional 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 D

EPC Rating G

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.



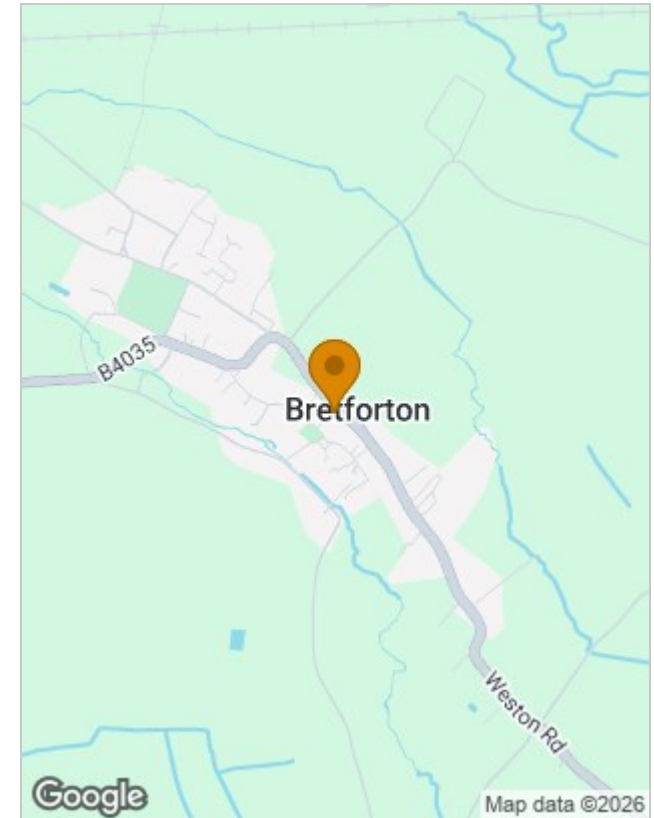




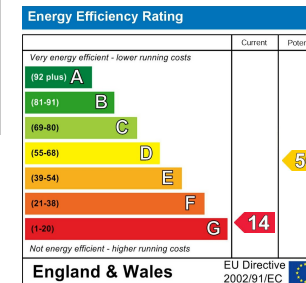
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929 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.