



## APRIL COTTAGE

Pass Street | Eckington | Worcestershire | WR10 3AX

HUGHES **HS** SEALEY



# Welcome to...

## APRIL COTTAGE

Welcome to April Cottage, a charming Grade II listed, brick and timber-framed property dating to the 17th Century. This wonderful three-bedroom detached family home has recently undergone extensive and sympathetic refurbishment – and now presents a truly original home, full of character and warmth; ready to move straight into and enjoy.

April Cottage is located in the heart of the historic and popular village of Eckington, at the base of Bredon Hill – popular with walkers, cyclists and nature lovers. The village supports an excellent shop, hairdressers, two public houses, a renowned medieval bridge spanning the Avon, a church, primary school (OFSTED rated “good”), village hall, and wide range of sports and recreation facilities including cricket and football. A new 7-acre park and wildflower meadow, owned by the Parish Council, was opened in November 2023.

Surrounded by beautiful countryside, Eckington is within easy reach of many nearby towns including Pershore, Tewkesbury, Cheltenham, Evesham and Stratford – all offering a wealth of shops and services. There are train services linking directly to Oxford and London Paddington from nearby Pershore (3 miles), and to Bristol and Birmingham from Ashchurch-for-Tewkesbury (5 miles).

Other towns and cities are served from Worcester Parkway Station (8 miles). Access to the M5 and M50 motorways are within a 10–15-minute drive. Birmingham and Bristol are within an hour's drive.

April Cottage enjoys plenty of space, inside and out – with the home benefiting from a welcoming and roomy entrance hall (with York stone floor), two formal reception rooms and a light and airy kitchen/breakfast room with wonderful views across the garden and French doors opening onto the extensive west-facing terrace.

Of the reception rooms, the spacious living room enjoys a central inglenook fireplace with a newly installed Chesney log burning stove, stunning lighting, original wooden floor and oak beams. The dining room, located on the other side of the hall, also features original wide planked wooden flooring, panelled walls and the same stylish lighting. Off the dining room, a door and steps lead down to a good-sized plant room / cellar, with the new boiler and consumer units, plumbing for washing machine/dryer and excellent storage space.

The kitchen/breakfast room to the rear of the property offers a wealth of fitted cupboards, extensive marble worktops and a host of integrated appliances including range cooker, dishwasher and fridges. A pantry cupboard with marble shelf and under-counter freezer provides further storage. French doors lead to the garden terrace – and the huge picture window overlooking the garden floods this characterful room with natural light.

Upstairs, there are two good-sized double bedrooms and one twin, off the attractive landing area. The larger double benefits from the most wonderful of ensuite bathrooms: with freestanding bath, generous walk-in shower, towel radiators and lots of character in this wooden beamed room. On the other side of the house is the generous family bathroom – also light and spacious, with freestanding bath, feature basin and mirror, large shower cubicle and towel radiator. Both bathrooms have underfloor heating.

April Cottage has been totally rewired and replumbed. The efficient central heating is run by a pressurised Valiant system with beautiful old-style radiators and copper pipework. Lighting is all by Industville, and of very high standard. There is good Internet and Wi-Fi throughout the property; and the living room and all three bedrooms have TV points.

















# Explore outside... APRIL COTTAGE

Externally, to the side of the home is a gravelled driveway with parking space for two/three cars and a PodPoint EV electric car charger connection. The drive leads to a substantial brick built detached garage, currently in use as a games room and with washing machine and drying facilities. In our opinion, the garage was built with the intention of offering additional domestic accommodation –and would make an ideal home office, bedroom annex, or workshop/studio. It has a high ceiling, windows, power and mains connections and separate WC/shower room. Accessed by a ladder, the garage loft-space offers good opportunity for additional storage and is well lit by Velux windows.

April Cottage is set back from the road, with two small walled front gardens either side of the oak front door / entrance porch. Generously planted in cottage-style, the garden provides real kerb-appeal! The rear garden is about a third of an acre – mostly laid to lawn, with beautiful mature trees including an old mulberry, medlar, quince and pear. To one

side of the property is a shade garden with high yew hedging, holly tree and rambling rose. In the past, part of the rear garden was a productive vegetable garden.

## KEY FEATURES

- A wonderful, spacious, three-bedroom Grade II listed double-fronted period home
- Having been fully and painstakingly restored, the home is ready to move into and enjoy
- Located in the heart of a super and popular village, offered for sale with no onward chain
- Original and unique features throughout
- Welcoming entrance hall with York stone floor
- Spacious living room with log burning stove inset to an inglenook
- Formal dining room with original wooden floors

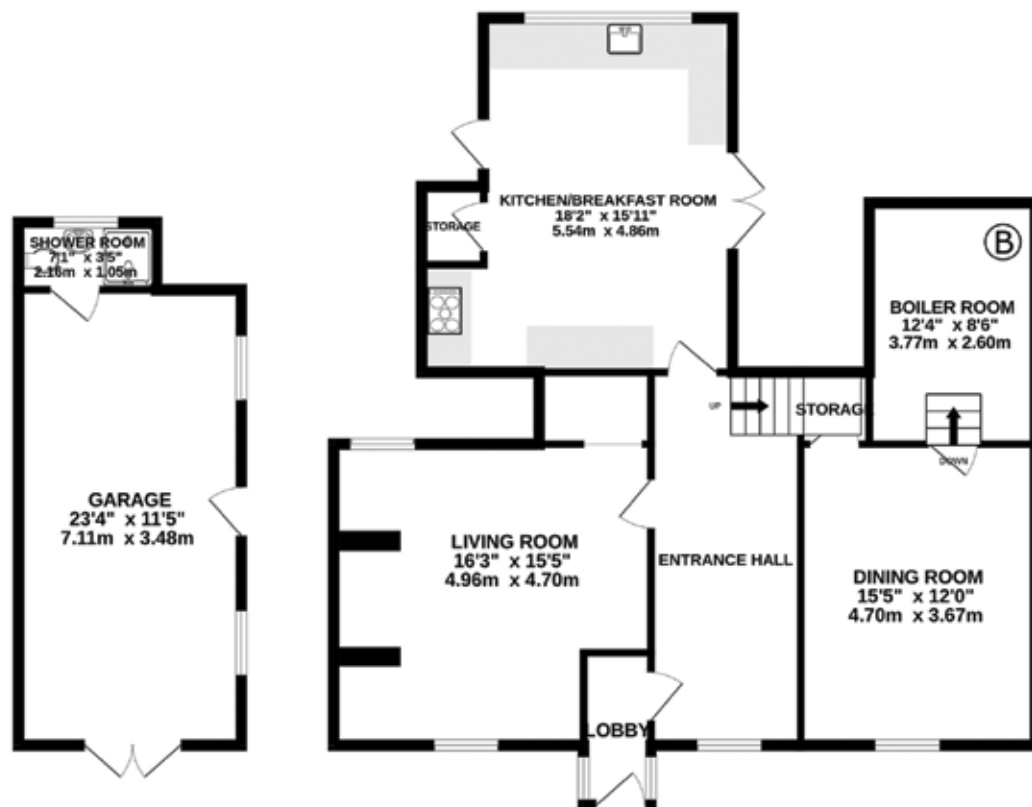
- Remodelled kitchen/breakfast room with a host of integrated appliances and generous work-tops, fitted units and pantry
- Master bedroom with exceptional four-piece ensuite bathroom
- Further double bedroom, plus twin-bedded third bedroom
- A stunning family bathroom
- Driveway parking leading to detached double garage – with great potential!
- Pretty cottage-style planting to the front; lovely west-facing gardens to the rear with generous paved terrace, lawn, mature trees and established boundary hedging

## DIRECTIONS

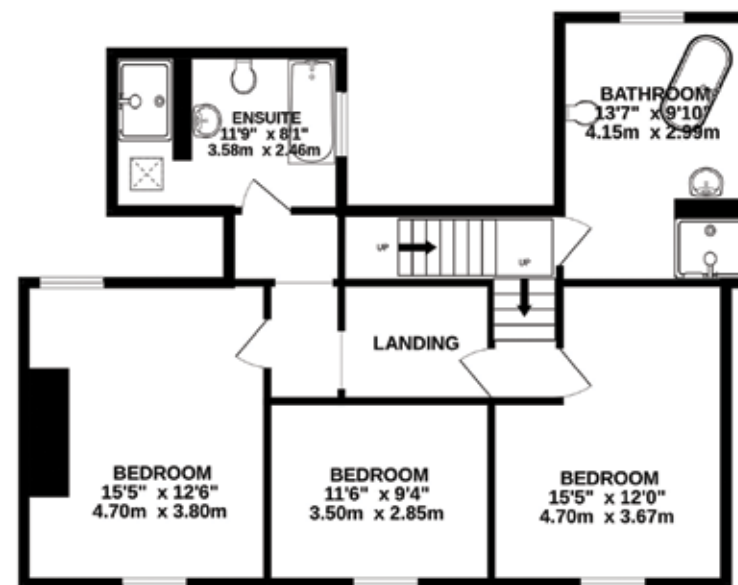
To locate the property, please enter the following postcode into your sat nav system: WR10 3AX. If turning right into Pass Street, the property will be located on your right.



**GROUND FLOOR**  
1280 sq.ft. (118.9 sq.m.) approx.



**1ST FLOOR**  
824 sq.ft. (76.5 sq.m.) approx.



**TOTAL FLOOR AREA : 2104 sq.ft. (195.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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