



The Homestead Eckington

£750,000

- A charming four bedroom property
- Grade II Listed with character throughout
- Living room with an Inglenook fireplace
- Superb kitchen/dining/family room and separate utility room
- Second reception room/study, cloakroom and conservatory
- Driveway and double garage
- Detached annex in the garden (ideal for multi occupancy living)
- Well stocked rear garden

Nigel Poole
& Partners

The Homestead

Eckington

£750,000

****A CHARMING FOUR BEDROOM PROPERTY**** Grade II listed former farmhouse in the sought after village of Eckington with parts believed to date back to the 17th century. Entrance porch; living room - the focal point of which is the beautiful inglenook fireplace; kitchen/dining/ family room; conservatory; second sitting room/study; utility room; cloakroom; four bedrooms - master with Jack and Jill en-suite and bedroom two with an en-suite; double garage and driveway with parking for several vehicles. **THE PROPERTY HAS THE ADDED BENEFIT OF A ONE BEDROOM DETACHED ANNEX** (with entrance hall; lounge; kitchen; bedroom and en-suite) – ideal for a self-contained annex or for providing a rental income.

Front

The walled fore garden has a gate and pathway leading to the entrance porch and contains a variety of planting.

Porch

Solid wooden entrance door. Double glazed window to the side aspect. Engineered oak flooring. Door into living room.

Living Room 16' 3" x 14' 10" (4.95m x 4.52m)

Inglenook fireplace with gas-fired stove. Exposed ceiling and wall beams. Sash window into conservatory. Built-in oak cupboard with glass shelving. Engineered oak flooring. Television aerial point. Oak latched doors into kitchen/dining room and rear hallway.



Kitchen/Dining/Family Room 26' 0" x 12' 6" (7.92m x 3.81m) max

Double glazed window and single glazed window to the front aspect. Wall and base units surmounted by work surface. Five ring hob. One and a half bowl stainless steel sink and drainer with mixer tap. Space for dishwasher. Space for fridge freezer. Island with base units and drawers. Gas-fired two oven AGA. Exposed wall and ceiling beams. Quarry tiled floor. Stairs to first floor. Oak latched door to the living room. Door to the conservatory. Radiator.



Conservatory 31' 2" x 9' 7" (9.49m x 2.92m) max

Being of brick and double glazed hardwood construction. French doors and further single door into the garden. Quarry tiled floor. Two radiators. Ceiling light point with fan. Doors into kitchen, rear hallway and utility room.

Utility Room

Windows to two aspects. Range of fitted cupboards and shelving. One and a half bowl stainless steel sink and drainer with mixer tap. Space for fridge freezer. Wall mounted Vaillant gas-fired boiler. Megaflow hot water cylinder. Quarry tiled floor. Extractor fan. Radiator.

Rear Hallway

Exposed wall timbers. Quarry tiled floor. Radiator. Stairs rising to first floor. Doors into conservatory, study and cloakroom.

Second Reception/Study 13' 2" x 10' 2" (4.01m x 3.10m)

Window to the front aspect. Multi fuel stove with oak surround and slate hearth. Exposed wall and ceiling timbers. Engineered oak flooring. Radiator.

23 High Street, Pershore WR10 1AA

Cloakroom 5' 7" x 5' 5" (1.70m x 1.65m) max

Obscure double glazed window to the side aspect. Vanity wash hand basin and low flush w.c. Tiled splash back. Under stairs storage cupboard. Quarry tiled floor. Exposed wall and ceiling timbers. Central heated towel rail.

Landing

Double glazed window to the side aspect. Exposed timbers. Door to bedroom.

Bedroom Four 12' 11" x 12' 7" (3.93m x 3.83m)

Double glazed window to the rear aspect. Exposed timbers. Mezzanine floor above. Radiator. Sink unit set within vanity unit. Built-in cupboard and shelving.

Bedroom Three 13' 3" x 10' 4" (4.04m x 3.15m)

Window to the front aspect. Exposed timbers. Wash hand basin set within vanity unit. Radiator.

Shower

Shower cubicle with a double glazed window to the rear and mains fed shower. Tiled splashbacks.

Master Bedroom 17' 1" x 14' 8" (5.20m x 4.47m) max

Secondary glazing to front aspect and window to the rear aspect. Exposed timbers. Fitted wardrobes. Radiator.

Jack and Jill Bathroom 12' 0" x 8' 6" (3.65m x 2.59m)

Double glazed window to the rear aspect. Matching white suite: Panelled bath with mains fed shower and glass screen, vanity wash hand basin and low flush w.c. Fully tiled. Electric heated towel rail.

Landing

Fitted storage cupboard. Exposed brickwork and timbers.

Bedroom Two 17' 6" x 12' 10" (5.33m x 3.91m) max

Secondary glazing window to the front aspect. Exposed timbers. Radiator. Door to the en-suite.

En-suite 7' 7" x 4' 9" (2.31m x 1.45m) max

Tiled shower cubicle with mains fed shower. Pedestal wash hand basin and low flush w.c. Heated towel rail.

Garden

Enclosed rear garden. There is a patio seating area with steps that lead up to a hard landscaped area with planting leading through to a lawn area with a variety of mature planting. Summer house and composting area. There is gated side access onto the gravelled drive which leads to the garage and gate with access to the single storey detached property.

Garage 19' 3" x 17' 0" (5.86m x 5.18m)

Remote controlled up and over door. Window to the rear aspect. Door into garden. Light and power.



Detached Annex

Entrance Hall

Stable entrance door. Window to the front aspect. Karndean flooring. Radiator.

Lounge 14' 4" x 12' 3" (4.37m x 3.73m)

Window to the rear aspect. Stone fireplace with gas-fired coal burner style stove. Ceiling beam. Television aerial point. Radiator.

Kitchen 9' 10" x 6' 4" (2.99m x 1.93m)

Window to the rear aspect. Range of wall and base units surmounted by work surface. Stainless steel sink and drainer with mixer tap. Wall mounted Worcester gas fired boiler. Integrated oven and four ring gas hob. Space for fridge freezer. Karndean flooring.

Bedroom 14' 5" x 11' 4" (4.39m x 3.45m)

Window to the rear aspect. Ceiling beam. Fitted wardrobe. Full height fitted cupboard. Radiator.

En-Suite

Tiled shower cubicle with mains fed shower. Vanity wash hand basin and low flush w.c.

Garden

The single storey detached property benefits from a private garden laid to lawn with planting.

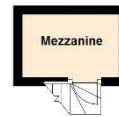
Ground Floor
Approx. 120.3 sq. metres (1294.4 sq. feet)



First Floor
Approx. 101.2 sq. metres (1089.4 sq. feet)



Second Floor
Approx. 3.5 sq. metres (37.2 sq. feet)



Total area: approx. 224.9 sq. metres (2420.9 sq. feet)

Prepared by Avonvale Solutions. Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, the Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

N446 Ravensworth 01670 713330

