



Holly Cottage Mill Lane, Eckington

Pershire

Guide Price £650,000



Holly Cottage Mill Lane

Eckington, Pershore

- No onward chain – Beautiful detached Grade II listed cottage with an abundance of original character features, located in a semi-secluded position.
- Three well-proportioned bedrooms with spacious family shower room.
- Stunning sitting room featuring an impressive inglenook fireplace with wood-burning stove and exposed oak beams.
- Open-plan dining area leading into a beautifully fitted shaker-style kitchen with solid wood worktops.
- Detached double garage incorporating a substantial workshop and versatile first-floor office/hobby room.
- Secure gated entrance with extensive block-paved driveway providing parking for numerous vehicles.
- Magnificent mature gardens featuring specimen trees, ornamental pond with bridge, established planting and generous lawns.
- Outdoor entertaining area complete with a wood-fired pizza oven and multiple seating terraces.
- Beautifully presented throughout, successfully combining period charm with modern comforts.
- Situated within the sought-after village of Eckington, offering a peaceful rural lifestyle with excellent local amenities nearby.



Occupying a wonderful plot within the heart of the highly desirable village of Eckington, Holly Cottage is an exceptional detached Grade II listed period home that perfectly balances centuries of character with tasteful modern living. Believed to date back several hundred years, this beautiful black and white timber-framed cottage has been lovingly maintained and sympathetically enhanced, preserving an abundance of original features whilst offering comfortable accommodation for contemporary family life. Approached via impressive timber gates, the property immediately creates a striking first impression. A substantial block-paved driveway provides extensive parking and leads to a detached double garage with a versatile first-floor office, studio or hobby room, offering endless possibilities for those working from home or seeking additional ancillary accommodation.

Stepping inside, the home effortlessly showcases its rich heritage. The spacious sitting room is filled with warmth and character, featuring exposed oak beams, original timber framing and an impressive inglenook fireplace complete with a wood-burning stove, creating an inviting focal point during the colder months. The generous proportions provide ample space for both relaxing and entertaining, whilst dual aspect windows flood the room with natural light.

The adjoining dining area continues the home's charming aesthetic, with exposed beams creating a seamless flow into the beautifully appointed shaker-style kitchen. Finished with solid wood worktops and an excellent range of cabinetry, the kitchen offers both practicality and timeless appeal, enjoying delightful views across the gardens and direct access outside, making it perfect for everyday family living and summer entertaining alike.

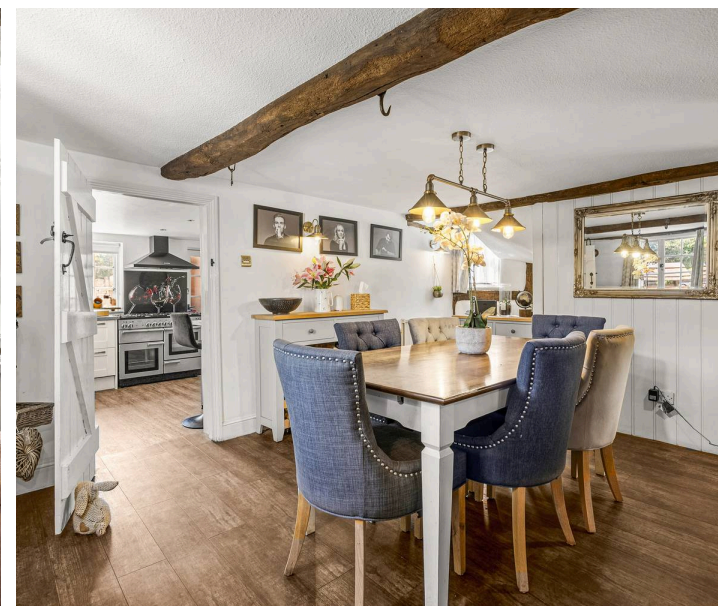


Externally, Holly Cottage truly comes into its own. The mature gardens wrap around the property and have been lovingly cultivated to create an idyllic outdoor sanctuary. Sweeping lawns are interspersed with established specimen trees, colourful borders, mature hedging and charming seating areas, whilst an ornamental pond complete with bridge provides a tranquil centrepiece. A vine-covered pergola offers welcome shade during the summer months and creates a wonderful setting for al fresco dining.

For those who enjoy entertaining, the garden also benefits from a superb wood-fired pizza oven, creating the perfect space for family gatherings and outdoor celebrations. The detached double garage provides exceptional storage, workshop facilities or potential for further adaptation, subject to the necessary permissions.

Combining timeless character, generous living accommodation, exceptional outside space and a peaceful village setting, Holly Cottage represents a rare opportunity to acquire a truly special country home that effortlessly blends historic charm with modern comfort.

Situated in the highly sought-after village of Eckington, Holly Cottage enjoys an enviable setting within one of South Worcestershire's most desirable rural communities. The village offers an excellent range of everyday amenities including a well-regarded primary school, parish church, village shop, hairdresser and two traditional public houses, all contributing to its welcoming and vibrant community atmosphere.



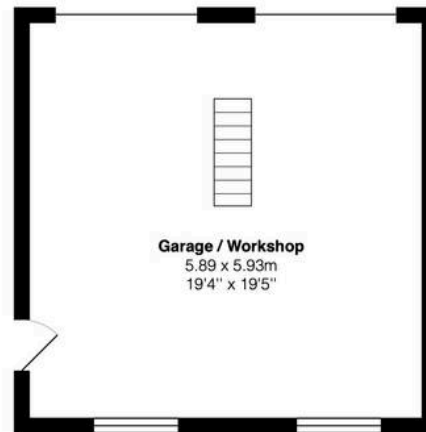




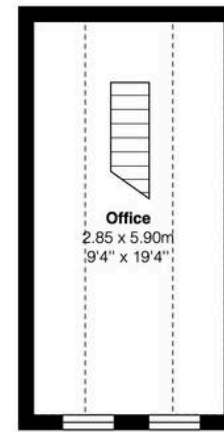




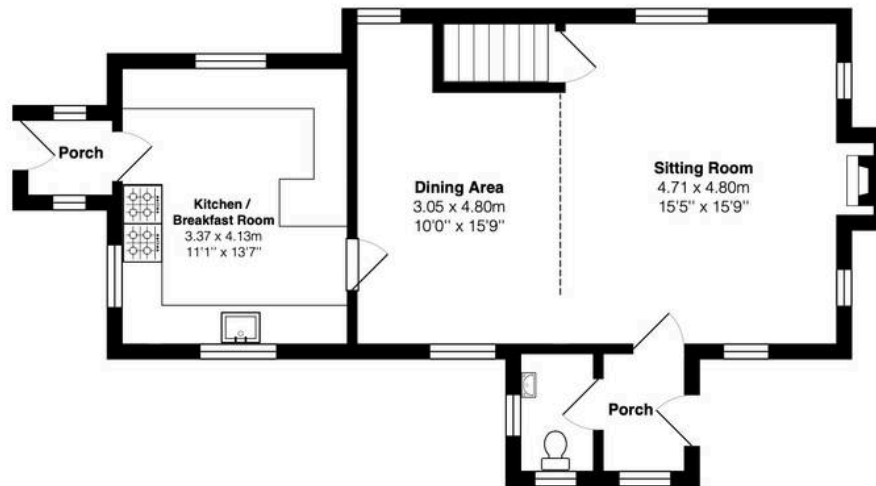




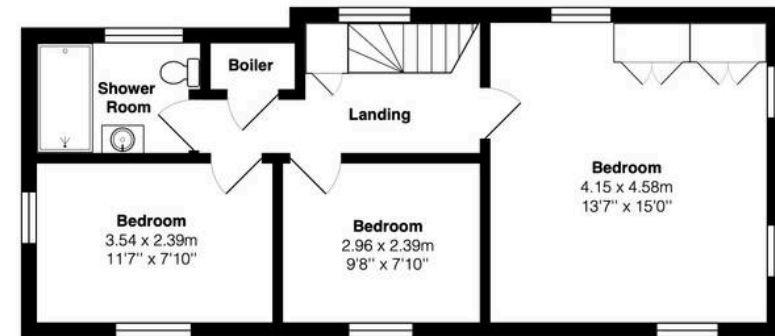
Ground Floor



First Floor



Ground Floor



First Floor

Total Area: 155.9 m² ... 1678 ft²

All measurements are approximate and for display purposes only



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