



Manor Cottage Eckington

£600,000

- A charming characterful detached Grade II cottage
- Living room with an Inglenook and open fire
- The focal point of the dining room is the Oak fireplace
- Two double bedrooms with en-suite
- Stunning cottage garden
- Garage and driveway with parking for several vehicles
- Sought after village location
- No upward chain

**Nigel Poole
& Partners**

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****A CHARMING TWO BEDROOM GRADE II LISTED COTTAGE**** In the sought after village of Eckington believed to date back to the 16th century. Character though out with exposed beams and lead windows. Entrance hall; living room - the focal point of which is the beautiful inglenook fireplace; dining room again the focal point is the Oak fireplace; kitchen and cloakroom. On the first floor two bedrooms both with en-suite. Stunning mature cottage garden. Garage and driveway with parking for several vehicles.

Front

Driveway with garage. Gated access leading to the driveway with parking for several vehicles and garage. Garden shed. Garden with access to the entrance hall and the kitchen.

Entrance Hall

Original stone floor. Doors to the living room, dining room and to the cellar. Stairs rising to the first floor. Radiator.

Living Room 16' 0" x 13' 0" (4.87m x 3.96m) max

Single glazed windows to the front aspect and bay window to the side aspect with a window seat. Exposed brick wall and inglenook with an open fire. Two radiators.



Dining Room 14' 10" x 14' 1" (4.52m x 4.29m)

Dual aspect single glazed windows. Oak fireplace with monastic carvings dating the timbers pre 14th Century. Door to the kitchen. Radiator.

Kitchen 11' 9" x 10' 11" (3.58m x 3.32m)

Single glazed windows. Door to the garden. Base units surmounted by work surface. Double sink and drainer with mixer tap. Electric oven and hob with an extractor fan. Space and plumbing for a dishwasher. Quarry tile floor. Radiator. Door to the cloakroom.



Cloakroom 10' 7" x 3' 4" (3.22m x 1.02m)

Single glazed window to the rear aspect. Wall mounted wash hand basin. Door to the w.c. Obscure single glazed window. Low flush w.c. Tiled flooring.

Landing

Single glazed window. Doors to two bedrooms. Wood flooring.

Master Bedroom 14' 6" x 14' 2" (4.42m x 4.31m)

Single glazed window. Vaulted ceiling. Door to the en-suite. Radiator.



En-suite 14' 6" x 10' 7" (4.42m x 3.22m)

Single glazed window. Panelled bath with mixer tap and shower head. Vanity wash hand basins. Low flush w.c. Tiled splashbacks. Shaver point. Cupboard housing the gas fired Worcester combination boiler. Two radiators.

Bedroom Two 15' 10" x 13' 6" (4.82m x 4.11m) max

Single glazed window. Vaulted ceiling. Fitted wardrobe. Wood flooring. Door to the en-suite. Radiator.

En-suite 8' 0" x 3' 9" (2.44m x 1.14m)

Shower cubicle with mains fed shower. Tiled splashbacks. Vanity wash hand basin and low flush w.c. Central heated ladder rail.



Garage
Garden

Laid to lawn with a patio seating area and mature planting. Courtyard to the rear of the property with access to the garage.



Tenure: Freehold

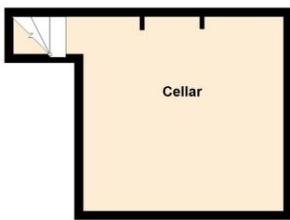
Council Tax Band: D

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Ground Floor
Approx. 76.9 sq. metres (827.3 sq. feet)



Cellar
Approx. 21.5 sq. metres (231.0 sq. feet)



First Floor
Approx. 64.7 sq. metres (696.1 sq. feet)

Total area: approx. 163.0 sq. metres (1754.4 sq. feet)

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these to ensure checks are HMRC compliant. The cost of these checks is £60 including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.



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