



2 Rock Farm Cottage, Church Lane, Seckington, Staffordshire, B79 0LD

HOWKINS &
HARRISON

2 Rock Farm Cottage,
Church Lane, Seckington,
Staffordshire, B79 0LD

Guide Price: £325,000

A charming and characterful three-bedroom cottage occupying a generous plot within the heart of this sought-after village, offered for sale with no upward chain. The accommodation briefly comprises an entrance hall, living room, kitchen, utility room and ground floor bathroom, with three well-proportioned bedrooms to the first floor. The property retains a wealth of original features, combining period charm with clear scope for a purchaser to update and adapt the layout to suit modern living.

Externally, the property benefits from a large rear garden enjoying a pleasant outlook across adjoining countryside, together with a front garden and side access. The overall plot size is considered well above average and this property is bound to prove popular with a wide range of prospective purchasers.



Location

2 Rock Farm Cottage is situated on Church Lane in the attractive and sought-after village of Seckington, offering a peaceful rural setting whilst remaining conveniently placed for access to a range of nearby amenities. The village itself benefits from a well-regarded public house and a strong sense of community, with further facilities including shopping, schooling and leisure options available in nearby Atherstone and Tamworth. The property is well positioned for commuters, with excellent road links via the A5, A444 and M42 motorway network, together with rail services from Tamworth providing direct routes to Birmingham and London.

Travel Distances

Atherstone – 4 miles

Tamworth – 6 miles

Nuneaton – 10 miles

Lichfield – 14 miles

Birmingham City Centre – 20 miles

A5 – 3 miles

M42 (J10) – 8 miles

Tamworth Railway Station – 6 miles (services to London

Euston approx. 1 hour 20 mins)

East Midlands Airport – 25 miles



Accommodation Details – Ground Floor

The front entrance door opens into the entrance hall, which leads directly into the living room positioned to the front of the property. This is a well-proportioned space featuring a large window allowing for good natural light, together with an original cast iron fireplace providing an attractive focal point. A door from the living room leads through to the kitchen, which is fitted with a range of base and wall units, with space for appliances and a window overlooking the rear garden. The staircase rises from the kitchen to the first floor. A door from the living room leads through to the kitchen, which is fitted with a range of base and wall units, with space for appliances and a window overlooking the rear garden. The staircase rises from the kitchen to the first floor. From the kitchen, access is provided to the utility room, offering additional storage. The ground floor bathroom is also accessed off the kitchen and is fitted with a bath, wash hand basin and WC.

First floor

To the first floor, the landing provides access to three bedrooms. The master bedroom is a particularly well-proportioned room, featuring an original fireplace and a front-facing window. Bedroom two is positioned to the rear and benefits from an original fireplace together with a useful built-in cupboard. Bedroom three is a single room with a window to the front elevation.

Outside

Externally, the property is approached via a front garden with pathway leading to the entrance door and side access to the rear. The rear garden is of a notably generous size, being mainly laid to lawn with a range of mature planting, shrubs and trees, together with useful outbuildings. The garden enjoys a pleasant south facing outlook over adjoining countryside, enhancing the overall sense of space and privacy.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water, drainage and electricity are connected to the property. The central heating is oil fired with a recently installed boiler.

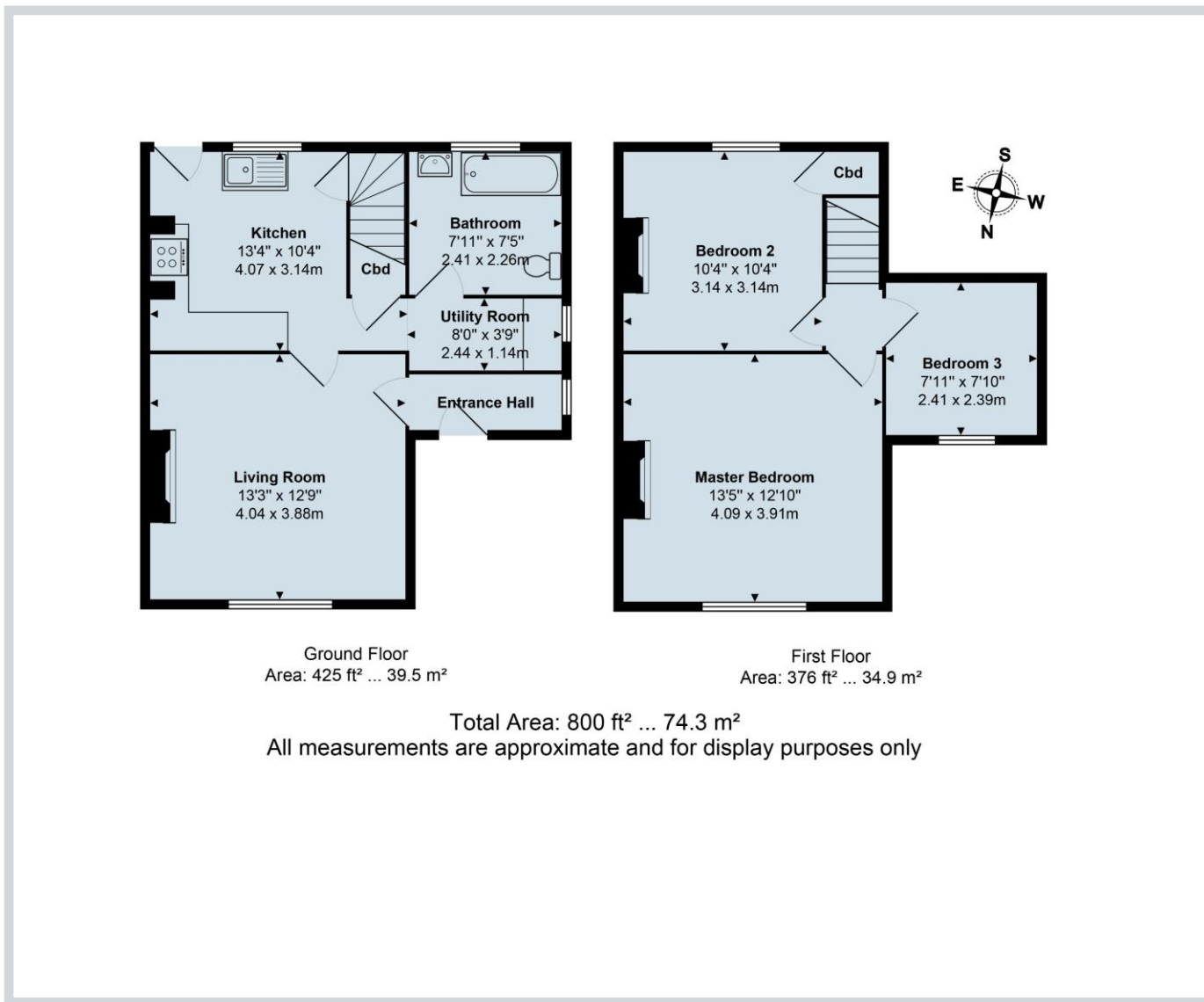
Local Authority

North West Leicestershire District Council. Tel-01530 454545.

Council Tax

Band – B

Energy Rating - E



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.