

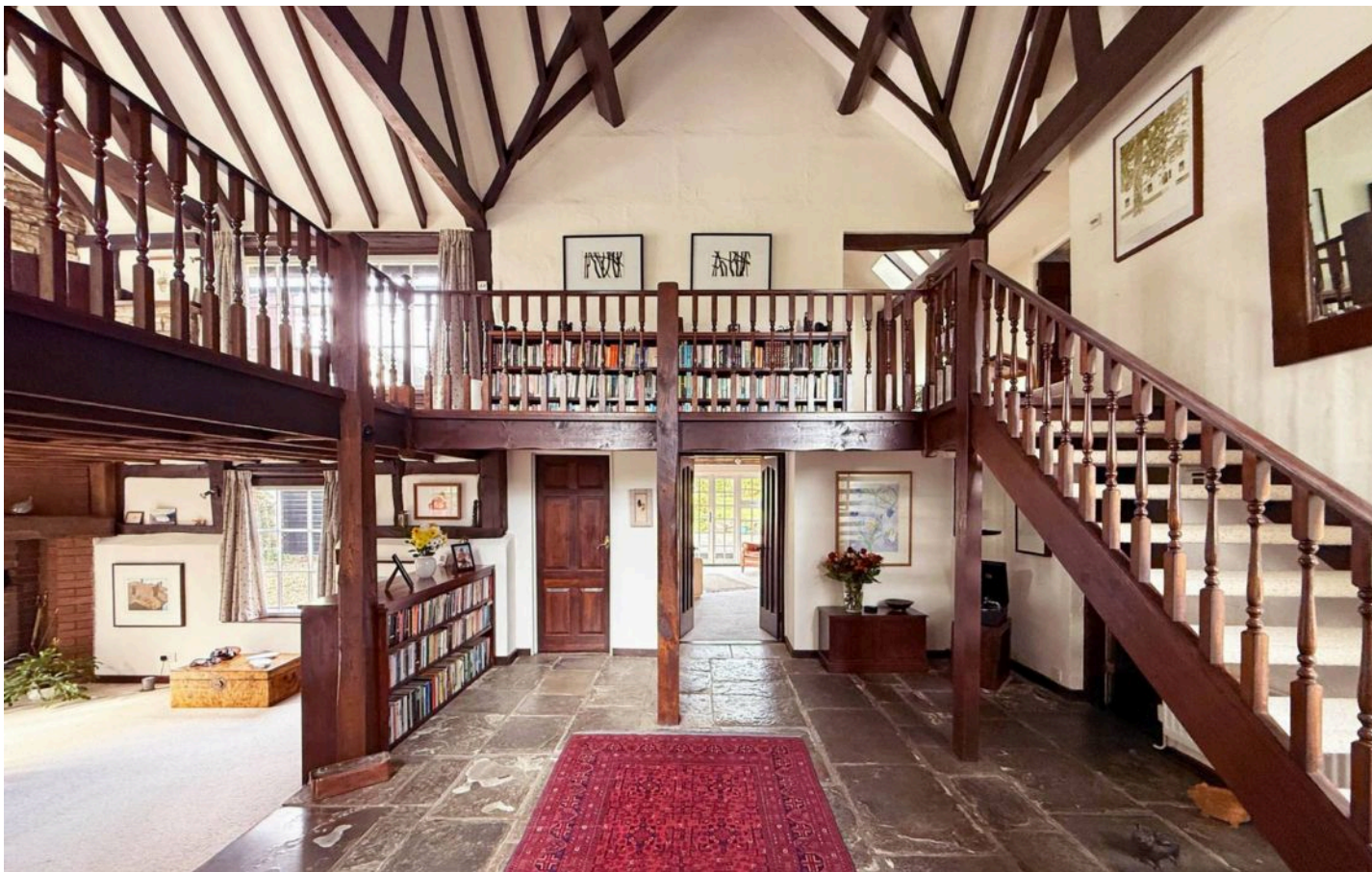


Carrick House Nafford Road, Eckington

Pershore

Guide Price **£895,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



Carrick House Nafford Road

Eckington, Pershore

- Charming, characterful & extended four double bedroom character home – originally a barn and connected cottage, sympathetically renovated in the 1970s
- Set within grounds of approximately 0.8 acres, with a detached annexe & double garage
- A striking entrance hall that highlights the impressive timber framework of the original barn and leads through to two spacious reception rooms, both with open fireplaces
- Spacious fitted kitchen/breakfast room with a range of appliances, with access to a family room and utility room
- Versatile detached annexe/office – complete with its own shower room, ideal for guests, home working, or multi-generational living
- Ground floor double bedroom/garden room with a shower en-suite
- Three additional double bedrooms, including a principal suite with en-suite bathroom, plus a family bathroom on the first floor
- Extensive landscaped grounds to the rear, with parking to the front and access to the double garage
- Highly desirable Worcestershire village of Eckington – Church, Primary school, village shop, two public houses & a hairdresser

Council Tax band: G

EPC Energy Efficiency Rating: C

This beautifully presented four double bedroom home offers a rare opportunity to acquire a property steeped in history and character. Originally formed from a barn and connected cottage, the residence was sympathetically renovated in the 1970s and has since been extended to provide versatile and spacious accommodation.

Set within generous grounds of approximately 0.8 acres, the property also benefits from a detached annexe and a double garage, making it ideal for a variety of lifestyles including multi-generational living or home working.

Upon entering, you are welcomed by a striking reception hall that showcases the impressive timber framework of the original barn, setting the tone for the character found throughout. Two generous reception rooms, both with open fireplaces, provide excellent space for entertaining and relaxation.

The fitted kitchen/breakfast room offers ample storage and a range of appliances, with direct access to a family room and a separate utility room. On the ground floor, a double bedroom/garden room with its own en-suite shower room adds further flexibility, perfect for guests or independent family living.

Upstairs, three additional double bedrooms are well served by a family bathroom. The principal suite enjoys its own en-suite bathroom with an independent shower, creating a private retreat.

The detached annexe adds to the property's appeal, complete with its own shower room and perfectly suited as guest accommodation, an office, or studio space.

Externally, the home is surrounded by extensive landscaped gardens extending to the rear, with ample parking to the front and access to the double garage.



The property is enviably positioned in the highly desirable Worcestershire village of Eckington. The village itself offers a welcoming community atmosphere, with a church, primary school, village shop, two public houses, and a hairdresser, while being within easy reach of wider amenities and transport links.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

Pershore train station or the newly constructed Worcestershire Parkway Station provides links directly to London Paddington or Worcester Shrub Hill travelling on to Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are the historic market town of Evesham, Cheltenham & Worcester.





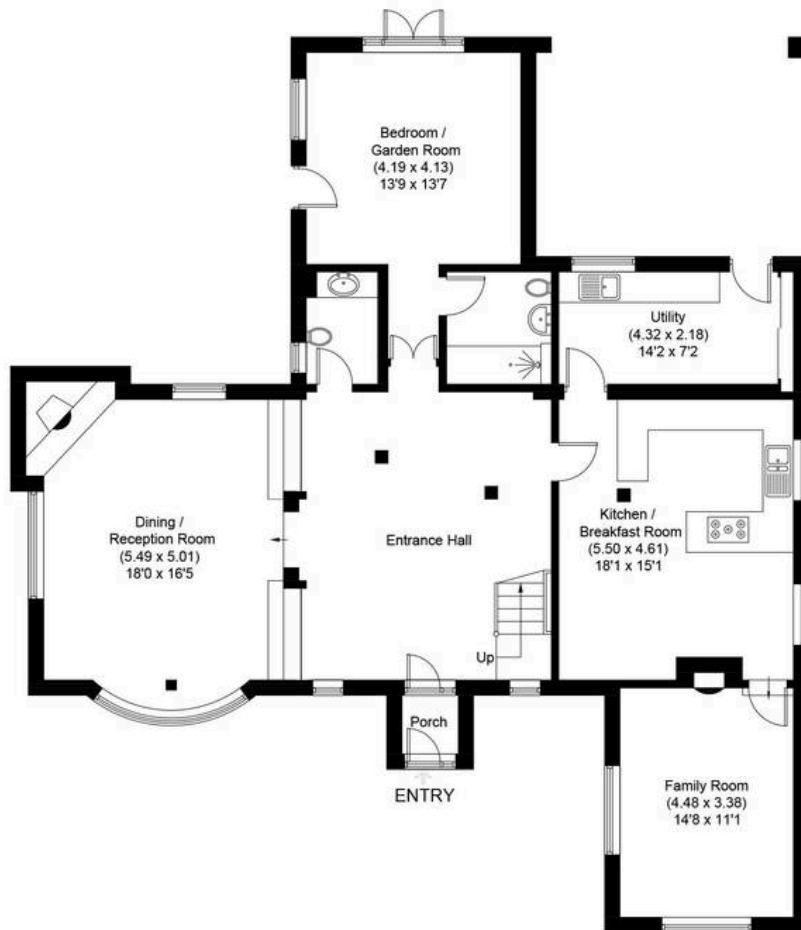




Carrick House

Approximate Gross Internal Area = 314.1 sq m / 3381 sq ft
(With Garage / Annex & Excluding Void)

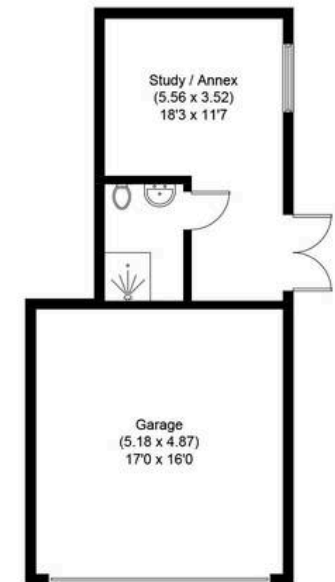
Approximate Gross Internal Area = 268.9 sq m / 2894 sq ft
(Without Garage / Annex & Excluding Void)



Ground Floor



First Floor



(Not Shown in Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.



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