



**ESTATE AGENTS**

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**Farnen**  
**Pass Street**  
**Eckington**  
**Pershore**  
**WR10 3AX**

**For Sale**

**Price £749,000**



**AN EXTENDED AND WELL PRESENTED MODERN BUNGALOW  
OFFERING GENEROUS ACCOMMODATION IN PLEASANT  
SURROUNDINGS WITHIN THIS POPULAR RURAL VILLAGE.  
Glazed Reception Porch, Hallway, Cloakroom, Sitting Room, Dining Room/  
Day Room, Modern Fitted Kitchen, Conservatory/Breakfast Room, Master  
Bedroom With Dressing Room & En-Suite, Guest Bedroom With En-Suite,  
Two Further Double Bedrooms, Attached Double Garage, Workshop,  
Landscaped Garden With Garden Store, Driveway & Parking  
EPC : C (76) COUNCIL TAX :F**

*Residential Sales Particulars*

**Farnen, Pass Street, Eckington, Nr Pershore, South Worcestershire WR10 3AX**

**Situation**

Pass Street is approached off New Road with this fine property set in a slightly elevated position on the left-hand side with front tarmac driveway and parking to the front of the property. This property has been the subject of much improvement since 2012 meeting modern insulation regulations, Kingspan over concrete base and insulated ceiling panels together with rebated door panels and engineered oak floor coverings. The property is finished to a high standard set in this quite location within this popular village. The village supports a local shop and a quality hairdresser's, there are two public houses with restaurants, a recreation ground and a fine old church. Eckington has a pleasant mix of period and modern properties and is conveniently situated for traveling south to the M5 at Tewksbury junction 9 or traveling north to junction 7 Worcester. The Malvern Hills are set to the West and the Cotswold Hills are set to the Southeast and the historic Hill of Bredon is within walking distance of the village.

The market town of Pershore is approximately 5 miles distant traveling North being a Georgian style and provides high street shopping facilities and supermarket together with a 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.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horseracing and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions.

**Viewing**

**BY APPOINTMENT ONLY**

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

**Estate Agents Act 1991 (Misrepresentations Act 1967)**

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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**Property Comprises**

From the front drive there is porcelain paving to this impressive, glazed entrance/reception porch

**Entrance / Reception Porch**

with fully glazed double doors and side panels, ceramic floor covering, panelled radiator, multi socket power points and pendant light.

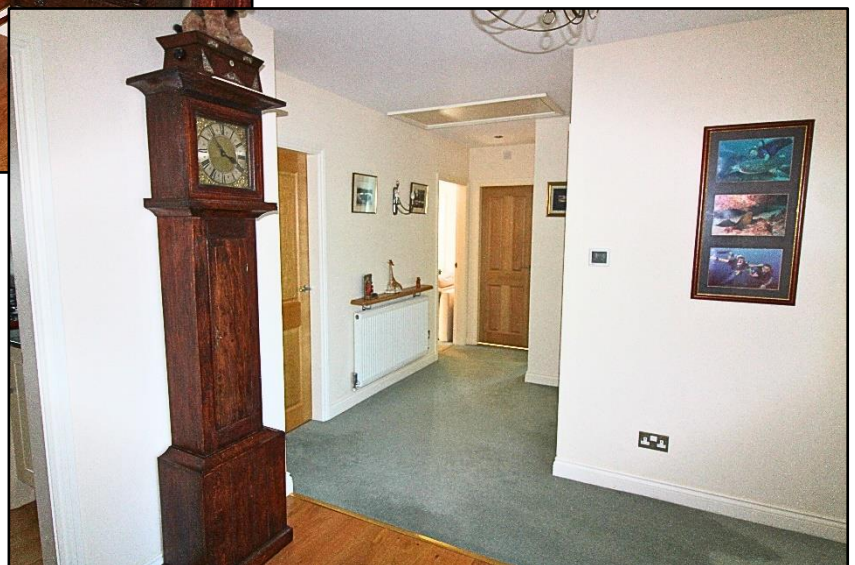


**Entrance Door**

being light oak panelled glazed, into

**Hallway**

with engineered oak floor covering, wall lights, ceiling lights and panelled radiator. Multi socket power points, airing cupboard housing hot water tank with pressurised system and consumer unit. Useful storage and further hanging space, having double doors with automatic light.



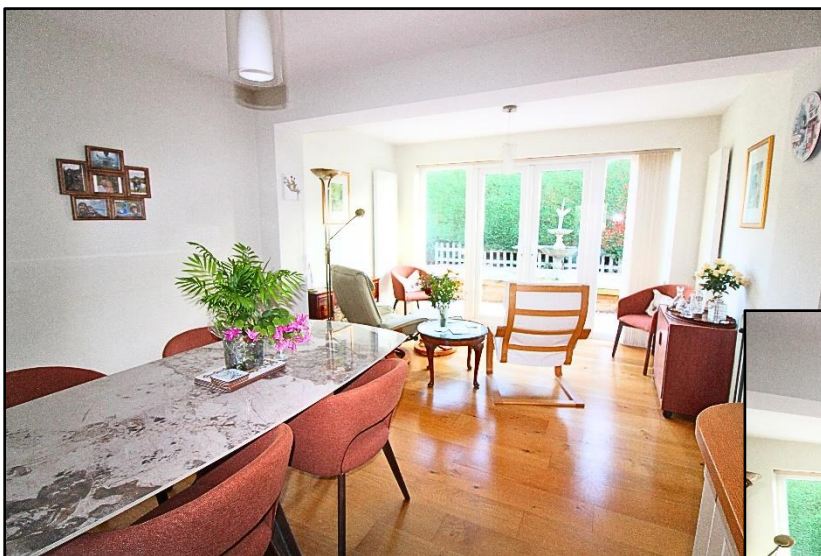
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**Sitting Room** measuring approximately 20' x 12' 5" with pendant lights, lamp socket and multi socket power points. Low level panelled radiator to front elevation under double glazed large window with vertical blinds. TV aerial socket, BT point. Feature fireplace set into chimney breast and enclosed log burning fire with glazed front and log storage under over ceramic hearth.



Sliding doors lead into

**Dining Room /Day Room** measuring overall approximately 17'7" x 11'4", being a multipurpose room with dining area for large table, pendant light and further morning room area having upright panelled radiator and pendant light. Engineered oak floor covering. Fully glazed double doors with side panels (giving good natural morning light) to rear garden with porcelain paved terrace. Vertical blinds, ample multi socket power points.



Off the reception hall there is door into

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**Fitted Kitchen** measuring approximately 12' x 15' with range of modern fitted units having granite work top surfaces, drawers and storage cupboards under. Granite drainer to one and a half bowl stainless steel sink unit with mixer tap. Plumbed in dishwasher. Vegetable storage and carousel corner storage cupboards. Fitted spice rack and pan drawers. 5-burner gas hob with granite splash back and stainless-steel extractor hood over. Upright larder cupboard with rack shelving, built-in fridge and plate storage drawers. Breakfast bar with wine storage under and further storage cupboards. Ample multi socket power points, glazed shelving, pendant lights over breakfast bar and inset ceiling lights. There are wall mounted display cabinets. Fitted oven and grill together with microwave oven. Rear elevation large panelled glazed sliding window panels (overlooking conservatory). Panelled radiator and half panelled glazed door into



**Conservatory / Utility Room / Breakfast Room** measuring overall approximately 15' 5" x 9' 2" with ceramic floor covering, double glazed panelled windows, ceiling fan and polycarbonate roof covering. Panelled glazed double doors opening into garden to the south side and fully glazed door opens into the east side porcelain patio. Multi socket power points, laminated work top surfaces with large porcelain sink with mixer tap and storage cupboards under. Plumbing for automatic washing machine, space for dryer, storage for upright fridge / freezer and panelled radiator.



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From the hallway there is cloakroom

**Cloak Room** Comprising dado pine panelling, chrome panelled radiator, concealed cistern WC and built in base level storage cupboards. Wall mounted hand wash basin with mixer tap. Ceramic tiled surrounds, enclosed Valliant boiler, shaver point, extractor fan and inset ceiling light, opaque glazed window.



From the inner hall with inset ceiling light and front elevation window leads to

**Master Bedroom Suite** measuring overall approximately 11' 9" x 13' 1" with pendant light, front elevation window with vertical blinds, wall light points and TV aerial socket. Multi socket power points, upright panelled radiator and internal door into



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**Dressing Room** measuring approximately 11'9" x 7'1" with built in storage, hanging rails and shelving, ceiling light, high level storage. Further door leads into

**En Suite Bathroom** comprising panelled bath, ceramic tiled surrounds, vanity unit hand wash basin with storage cupboards and drawers under. Low flush WC, upright chrome panelled radiator, shaver point, mirror fronted wall cabinet, shelving and down light. Roller blind to opaque glazed window, sealed floor covering, ceiling light point and extractor fan.



**Guest Bedroom Two** measuring approximately 14'5" x 8'5" with side elevation window, pendant light and power points. TV aerial socket and built in wardrobe cupboard with automatic light, hanging rail and shelf. Panelled radiator.

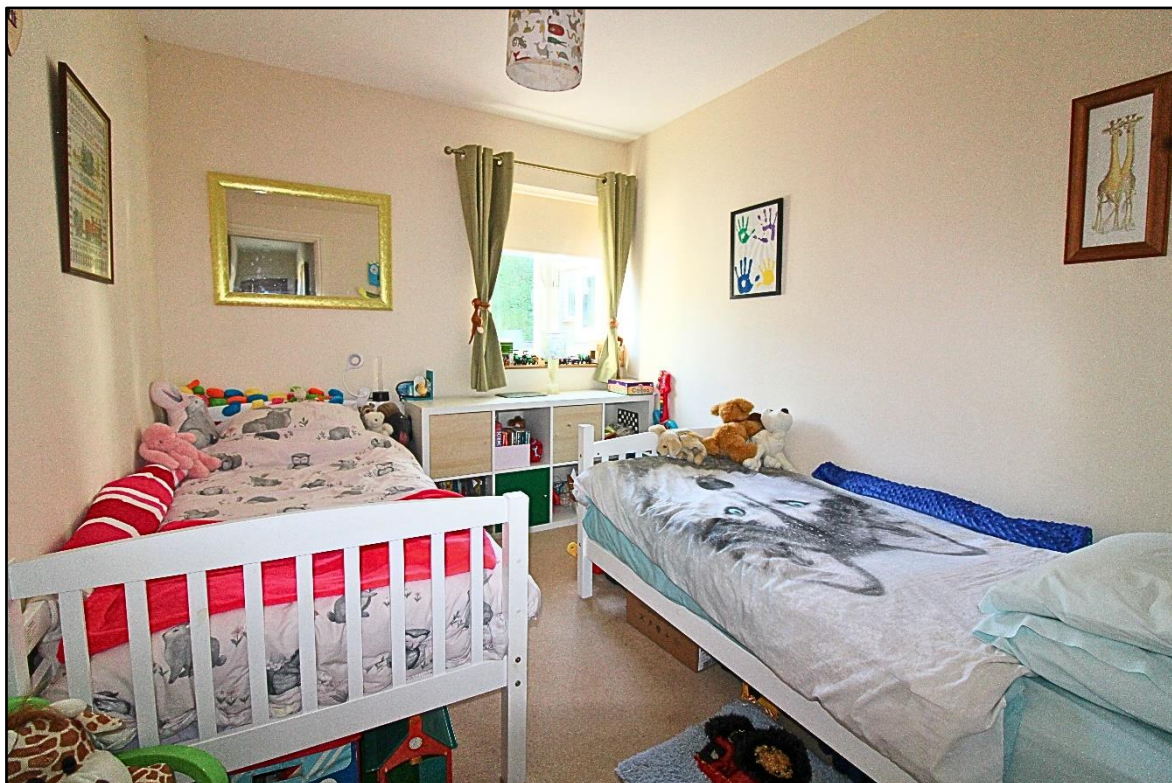


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**En Suite Shower Room** with low flush WC, glazed sliding door shower screen to shower cubicle with aqua panel insulation and plumbed in shower with shower head on wall bracket. Vanity hand wash basin with mixer tap and storage cupboard under, with pull cord for down light. Fitted wall mirror and shaver point, upright chrome towel rail /radiator. Sealed floor covering. Inset ceiling light and extractor fan.



**Bedroom Three** measuring approximately 10'6" x 8'5" with rear elevation window with roller blind, pendant light and power points. Panelled radiator.



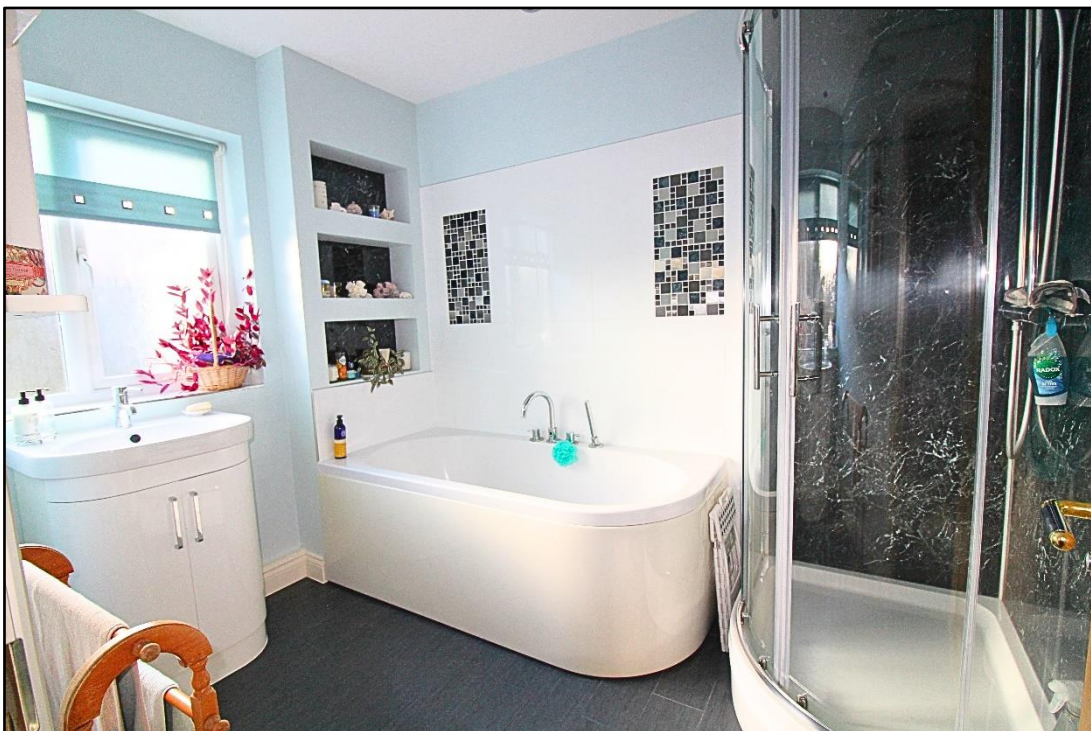


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**Bedroom Four / Study** measuring approximately 10'6" x 9'1" with rear elevation window and side elevation double doors opening out to the south side garden. Vertical blinds to both and panelled radiator.



**Family Bathroom** comprising panelled bath, ceramic tiled surrounds and vanity hand wash basin with storage cupboard under. Side elevation opaque glazed window with roller blind. Mirror fronted cabinet with down lights and shaver points. Sliding doors to corner shower with aqua panels and plumbed in shower with shower heads on main bracket. Upright towel rail / radiator, extractor fan and ceiling lights. Shelving and sealed floor covering.



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**Outside the Property**

The exterior landscaping was carried out 18 months ago with attractive porcelain paving and raised timber borders, lawned area, useful outside storage with pendant light and timber built log store.

Rear courtesy door into

**Double Garage** measuring approximately 22'2" x 17'4" with separate up and over doors, ceiling lights and ring main power points. Work bench area and storage, shelving and gas meter point. Independent mains supply to the garage separated from the house supply.

Separate loft access to garage and internal window.

Lean to:

**Garage/Workshop** 17' x 9' to boundary wall with triple glazed polycarbonate roof, single up and over door, power connected.

There are exterior lights to the property, there is raised patio area with timber steps for al fresco/ Summer sitting area.

**Brick Garden Store** having dual purpose providing garden implement store with light and power, measuring internally 6'9" x 5'7" having work top surface, shelving and space for freezer



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Attached to garden store is outside toilet with low flush WC, wall mounted hand wash basin and Triton hand wash hot water heater. Light point.

Outside cold water tap.



To the south side of the property there is a summer area being gravelled with stepping stones and raised borders, aluminium lean to greenhouse and further outside tap, wall lights and close boarded fencing. Apple and pear tree planted.

To the front of the property there is tarmac driveway off Pass Street slightly elevated to drive to frontage and off-road parking with access to the garaging. There is lawned area and mature Cedar tree.



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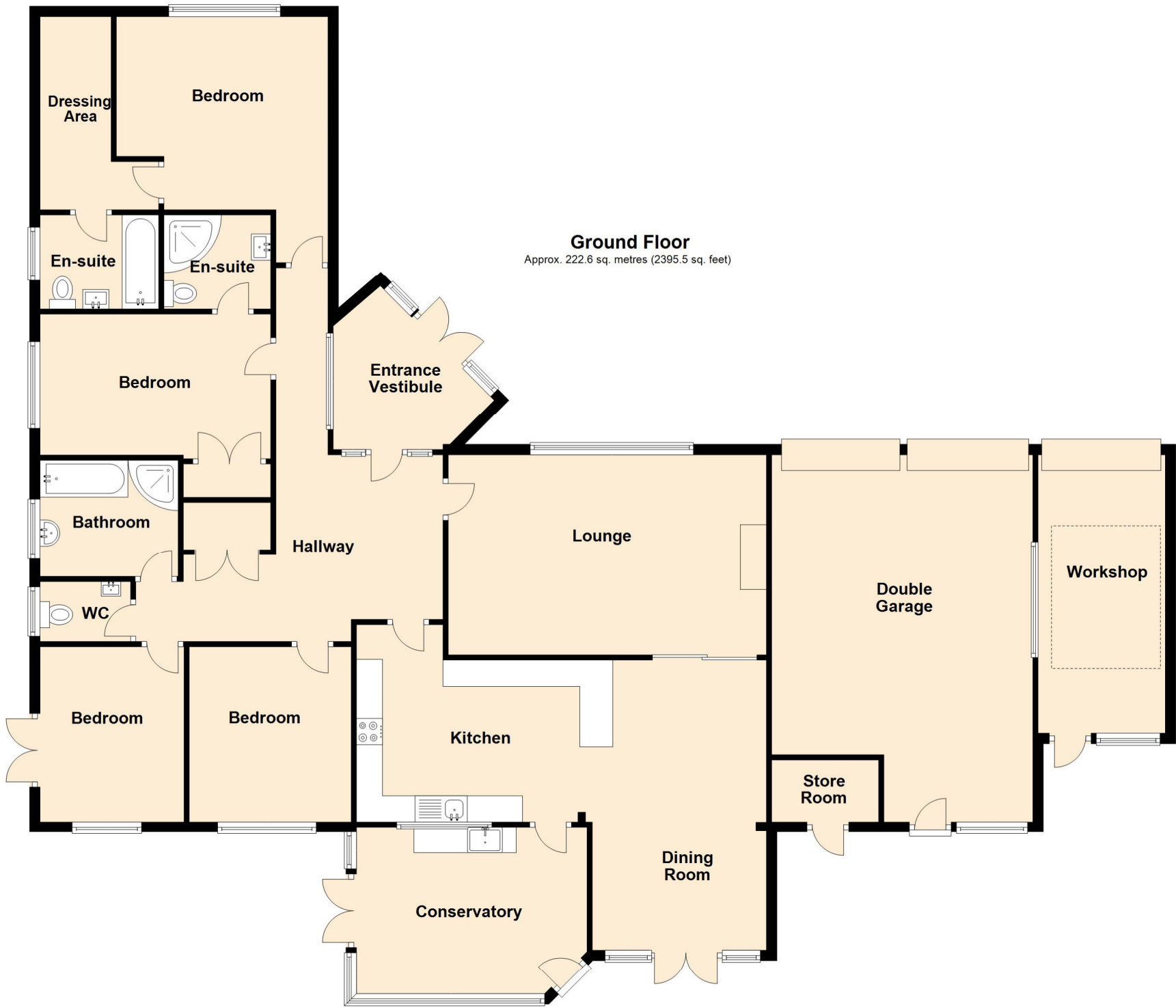
**Services:** All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

**Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.

**Tenure:** The property is freehold

**Local Authority:** Wychavon District Council,  
The Civic Centre,  
Station Road,  
Persnore  
WR10 1PT Telephone 01386 565000

**Council Tax:** **Band F**



**Ground Floor**  
Approx. 222.6 sq. metres (2395.5 sq. feet)

Total area: approx. 222.6 sq. metres (2395.5 sq. feet)