



24 The Beck,
Elford B79 9BP

Downes & Daughters
ESTATE AGENCY

24 The Beck, Elford B79 9BP £750,000

Possibly one of Elford's best kept secrets. At the very heart of the village, Beck Cottage sits behind an ornate set of wrought iron gates and manicured hedging, cleverly hiding over 3,000 square feet of simply stunning family accommodation and the impressive plot on which it sits. Having been lovingly extended and updated by the present owners, Beck Cottage now offers truly impressive and wonderfully flexible family accommodation over just two floors. The sprawling ground floor boasts three large reception rooms all with working fires or log burners, a bright kitchen diner, conservatory and a snug/study in addition to the more functional entrance and rear hallways, utility and downstairs shower room. All beautifully presented with a mix of parquet and oak flooring and some attractive sections of exposed brick. The first floor is equally impressive with an opulent, triple aspect, principal bedroom with lobby entrance, three further bedrooms, guest lavatory and luxury family bathroom. This truly exceptional home is further enhanced by the impressive gardens on all sides of the property offering the perfect blend of neat lawns and hedging, established trees and shrubs and a selection of wonderfully private patio and seating areas. Further benefits include gravel driveway parking for a number of vehicles and a double garage with games room/storage room above.

Viewing really is essential to understand the extent and presentation of the property itself and the delightful plot on which it sits.

GROUND FLOOR

Entrance Hallway

An elegant entrance to this delightful home with staircase rising to the upper floors and a beautiful parquet floor.

Sitting Room

A bright double aspect room with a continuation of the parquet flooring, open fireplace and double doors opening to the rear garden.

Living Room

Another room of impressive proportions again with a bright double aspect with all windows taking full advantage of the established gardens. A rear door gives access to the rear garden and there is an exposed brick, inglenook fireplace with log burner and a useful storage room.

Snug/ Study

Parquet flooring and a walk in bay window to the front aspect.

Kitchen Diner

Offering bespoke units, with granite worksurfaces and a selection of integrated appliances. Tiled flooring and a rear lobby leading on to the rear garden.

Utility

A selection of wall and floor units with sink and drainer, space and plumbing for appliances.

Dining & Music Room

Another double aspect room with impressive proportions able to accommodate a baby grande piano and large dining set. Inglenook fireplace with inset open fire, oak flooring, double doors leading to both the rear garden and the conservatory.

Conservatory

Of Upvc double glazed construction with double door to the rear garden, tiled floor and fitted ceiling blinds.

Ground Floor Shower Room

A white modern suite.





FIRST FLOOR

Landing

Plentiful storage and a window overlooking the rear garden and quaint study area.

Principal Bedroom Suite

An opulent bedroom suite approached by a lobby style entrance and having a pleasant triple aspect.

Bedroom Two

Windows to front and side aspects, built in wardrobe and a corner study area.

Bedroom Three

Window to the side aspect and fitted wardrobes.

Bedroom Four

Linking the landing to Bedroom Three and having a window to the side aspect.

Cloakroom

White low level flush wc and hand basin.

Family Bathroom

An opulent bathroom with a period style suite with a panelled bath, separate shower cubicle, 'his & hers' pedestal wash basins and a low level flush wc. Window to the front aspect and tiled floor.

OUTSIDE

Externally the property occupies an impressive with the most beautifully presented landscaped gardens on all sides. Centrally positioned and set behind ornate wrought iron gates you would be forgiven for not understanding the true nature and size of the property and the plot is sits on. The gravel drive and elegant lawns of the fore garden are interspersed with some mature trees and neatly manicured boundary hedging giving great levels of privacy to the plot. The lawned garden wraps around the side of the house to the rear where a more private landscaped garden offers patio seating areas, water features and storage areas. Also brilliantly screened by a selection of established trees, shrubs and hedging.

GARAGING & PARKING

A block paved driveway leads to the security gates allowing a car to completely pull off The Beck itself. A gravel driveway to the fore of the property provides parking for a number of vehicles and there is a large double garage with electrically operated door and a large games room / storage room above.



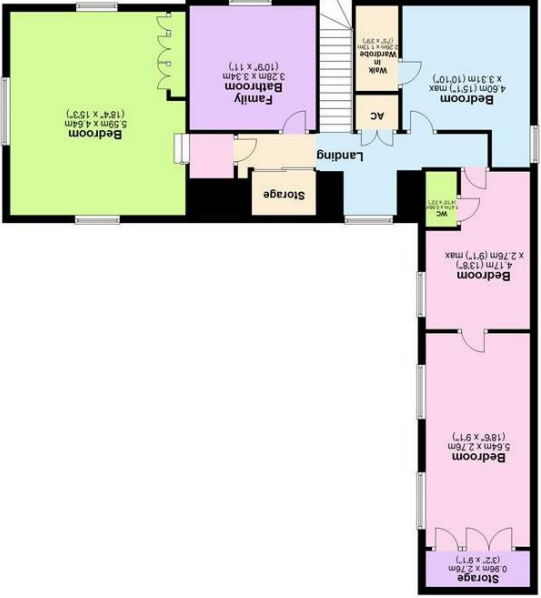


Ground Floor
Approx. 165.6 sq. metres (1782.6 sq. feet)



Total area: approx. 285.0 sq. metres (3067.2 sq. feet)

First Floor
Approx. 103.4 sq. metres (1113.5 sq. feet)



Loft Storage Above Garage
Approx. 15.9 sq. metres (171.2 sq. feet)



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Not All Agents Are Equal...

Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
73	49	73
Energy Efficiency Rating		
Current	Minimum	Maximum
33	33	68
England & Wales		
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - higher running costs	Very energy efficient - higher running costs	Very energy efficient - higher running costs
A (92 pph)	A (92 pph)	A (92 pph)
B (81 pph)	B (81 pph)	B (81 pph)
C (69 pph)	C (69 pph)	C (69 pph)
D (55 pph)	D (55 pph)	D (55 pph)
E (38 pph)	E (38 pph)	E (38 pph)
F (21 pph)	F (21 pph)	F (21 pph)
G (1 pph)	G (1 pph)	G (1 pph)