



Crumps Cottage Upper End, Eckington

Pershore

Guide Price **£625,000**



Crumps Cottage Upper End

Eckington, Pershore

- Charming period cottage with three generously sized bedrooms, exposed beams and original character features
- Approx. 1,456 sq ft of well-balanced and versatile accommodation
- Spacious sitting room with feature fireplace and wood-burning stove
- Separate dining room ideal for entertaining
- Well-appointed kitchen with central island and adjoining utility room
- Additional family/garden room with direct access to the garden
- Modern ground floor shower room and first floor family bathroom
- Balcony enjoying far-reaching countryside views
- Generous gardens, with patio areas, pergola and mature planting
- Solar photovoltaic panels providing improved energy efficiency

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



 **JONES &
ASSOCIATES**

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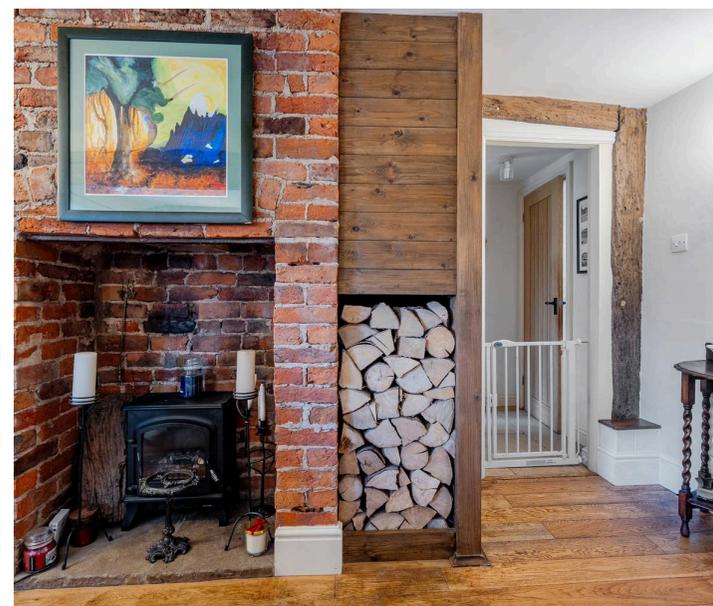
A charming and beautifully presented period home, enjoying a delightful village setting with far-reaching countryside views, generous gardens, and a wealth of character features throughout.

This attractive semi-detached cottage offers well-balanced accommodation extending to approximately 1,456 sq ft, combining traditional charm with practical modern living. Exposed timbers, brick fireplaces and feature stoves create a warm and inviting atmosphere, while thoughtfully arranged living spaces provide excellent versatility. The property further benefits from solar photovoltaic panels, enhancing its energy efficiency.

The ground floor comprises a welcoming and spacious reception room with feature beams and a fireplace surround, a separate dining room ideal for entertaining, and a well-appointed kitchen fitted with a range of units and a central island. A further family room/garden room enjoys direct access to the garden, creating an ideal space for everyday living. In addition, there is a useful utility room and a contemporary ground-floor shower room.

To the first floor are three generously proportioned bedrooms, all offering character features and flexible use. The principal bedroom is particularly spacious, while the remaining rooms are well suited to family living or home working. A well-appointed family bathroom serves this level, alongside the added benefit of a balcony enjoying attractive views across the surrounding countryside.

Externally, the property is a standout feature. Both the front and rear gardens are generously sized and offer a high degree of privacy, being predominantly laid to lawn with gravelled seating areas, mature planting and an attractive pergola walkway. Together, they provide an ideal setting for outdoor entertaining and family enjoyment.



Eckington is a highly regarded village situated at the foot of Bredon Hill, offering a strong sense of community alongside everyday amenities including a village shop, first school, church and two public houses. The nearby River Avon provides opportunities for boating, fishing and scenic walks.

The Georgian market town of Pershore lies a short distance away, offering a range of independent shops, supermarkets, leisure facilities and excellent schooling. Transport links are well catered for, with Pershore and Worcestershire Parkway stations providing direct rail services to London Paddington, along with easy access to the M5 motorway network.



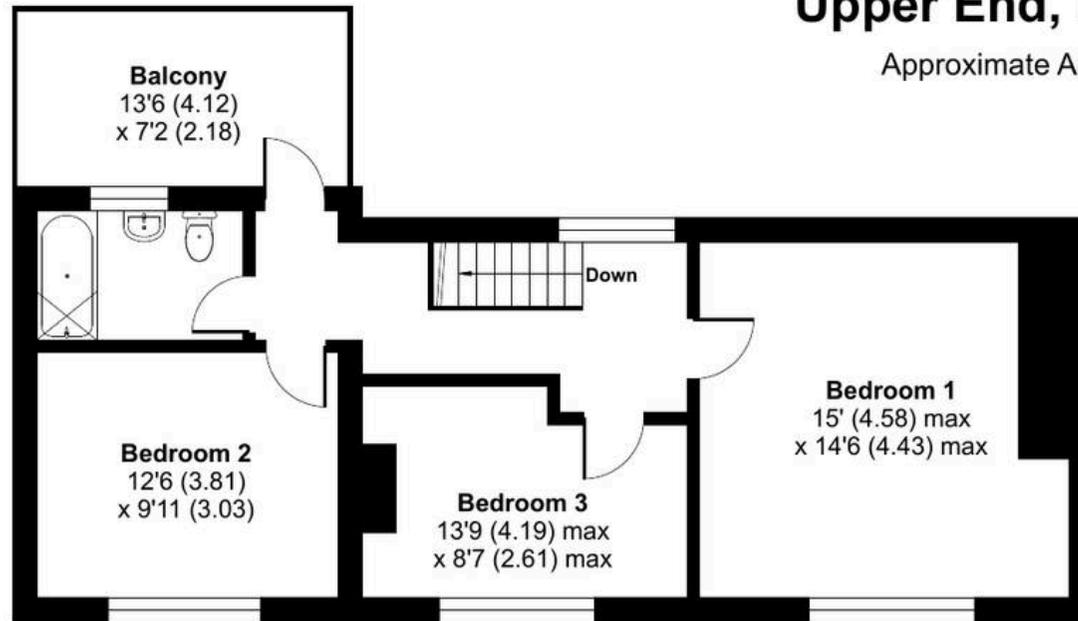




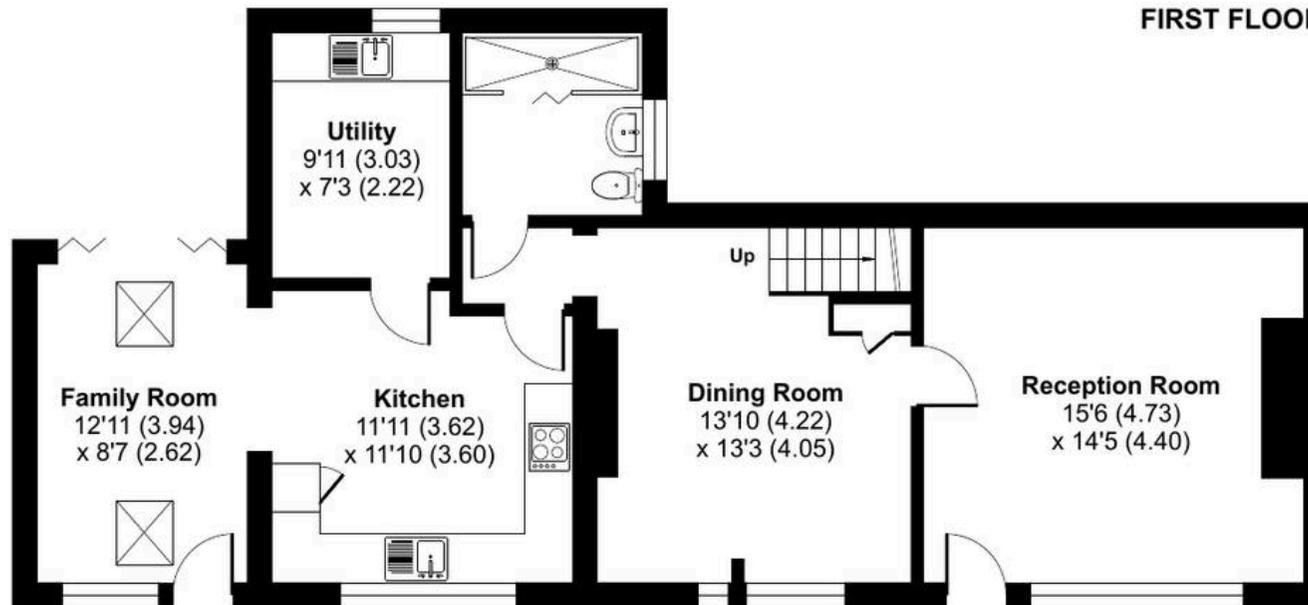
Upper End, Pershore, WR10

Approximate Area = 1456 sq ft / 135.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Jason Jones & Associates. REF: 1429445



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