



Pimlico Cottage, Church Road, Elford, B79 9DA

Residing within the tranquil village of Elford is Pimlico Cottage, a characterful, three bedroom period cottage set within wrap around gardens totalling a third of an acre. Being offered with the benefit of no upward chain, this quintessentially English cottage presents exceptional potential to remodel as desired (subject to relevant permissions) and showcases a wealth of original features alongside a beautiful setting overlooking the handsome village church. The interiors comprise briefly reception hall, two spacious reception rooms plus study, breakfast kitchen utility and cloakroom to the ground floor, with

three bedrooms serviced by a family bathroom and master walk in wardrobe. The 0.35 acre plot encircles the cottage, having beautifully tended gardens, ample parking and a double garage to the front, all overlooking a paddock (occupied under a rental agreement) and the churchyard. To the rear of the cottage established gardens enjoy complete privacy being immaculately tended and the cottage offers a rare opportunity to acquire a traditional home in this most sought after village location. Pimlico Cottage is serviced by oil central heating and a private drainage system.

Pimlico Cottage lies in a delightfully serene setting bordering the historic Church and Hall Gardens of Elford. This desirable village lies within a picturesque Conservation Area and is home to a thriving community including the Crown public house, a village hall, cricket and football clubs, a children's playground and the highly regarded Howard Primary School. Pimlico Cottage overlooks St Peters Church, with the community funded Elford Hall Gardens being a few steps from the property, being centred around a historic two and a half acre walled garden where vegetable plots are maintained by village residents. The cottage is

positioned ideally within idyllic Staffordshire countryside mid-way between Tamworth, with its range of shops and amenities such as Ventura Retail Park and the Snow Dome Leisure Centre, and the Cathedral City of Lichfield, with its regular public train and bus links to various destinations, and Elford is just over 20 miles from Birmingham and its International Airport. London can be reached from rail stations in Lichfield and Tamworth in around 80 minutes.



- Charming Detached Cottage
- Wealth of Features & Potential
- Delightful Outlook over Village Church
- Established Gardens of 0.35 Acre
- Offered with No Upward Chain
- Spacious Reception Hall
- Two Reception Rooms & Study
- Breakfast Kitchen
- Utility, Cloakroom & Rear Hall
- Three Bedrooms
- Family Bathroom & Walk in Wardrobe
- Double Garage & Parking
- 0.2 Acre Paddock Available under Licence
- Desirable Village Setting
- Well Placed for Commuter Routes

Reception Hall 4.7 x 3.15m (approx. 15'5 x 10'4)
The front door opens into this generous hallway, having a wealth of exposed beams, stairs rising to the first floor and thumb latch doors opening into the Study and Cloakroom. Leading into:

Dining Room 4.7 x 3.3m (approx. 15'5 x 10'9)
A well presented reception room having a bay window to the front and a wealth of exposed beams. A door opens into the kitchen, and glazed double doors lead into:

Sitting Room 4.95 x 4.7m (approx. 16'2 x 15'5)
Another spacious reception room having triple aspect windows, an open fireplace set to inglenook, a wealth of exposed beam and a traditional window seat



Breakfast Kitchen 7.4 x 2.45m (approx. 24'3 x 8'0)
Extending across the rear of the cottage, the kitchen has windows to the rear enjoying pleasant garden views. A range of fitted wall and base units house an inset sink with side drainer and integral appliances including oven, electric hob, fridge freezer and microwave, and tiled flooring extends into the dining area. A door opens to a **Rear Hall** leading in turn via a stable door to the beautiful cottage gardens, and to the opposite end a further doors opens through to:

Utility 2.03 x 1.86m (approx. 6'7 x 6'1)
Having a window to the rear and housing the oil boiler, space for washing machine and a range of fitted storage. A courtesy door opens into the **Double Garage**

Study 3.55 x 2.5m (approx. 11'7 x 8'2)
A useful home office having a window to the side

Cloakroom
Fitted with pedestal wash basin and WC, with tiled splash backs and windows to the front and side





Stairs rise to the **First Floor Landing**, where there is a window to the rear and thumb latch doors open into the first two bedrooms. A further Seating area on the landing has a window to the rear, and doors open to the **Airing Cupboard** and through to:

Master Bedroom 4.7 x 3.65m (approx. 15'5 x 11'11)
A spacious double room having dual aspect windows with idyllic Church and garden views. a door opens into a large Walk in Wardrobe 4.7 x 1.3m being ideal for conversion into an en suite

Bathroom 3.3 x 2.66m (approx. 10'9 x 8'8)
Comprising pedestal wash basin, bidet, WC and bathtub with shower attachment with tiled splash backs and an obscured window to the front

Bedroom Two 4.7 x 2.5m (approx. 15'5 x 8'2)
With dual aspect windows overlooking idyllic countryside views, and a range of fitted bedroom furniture

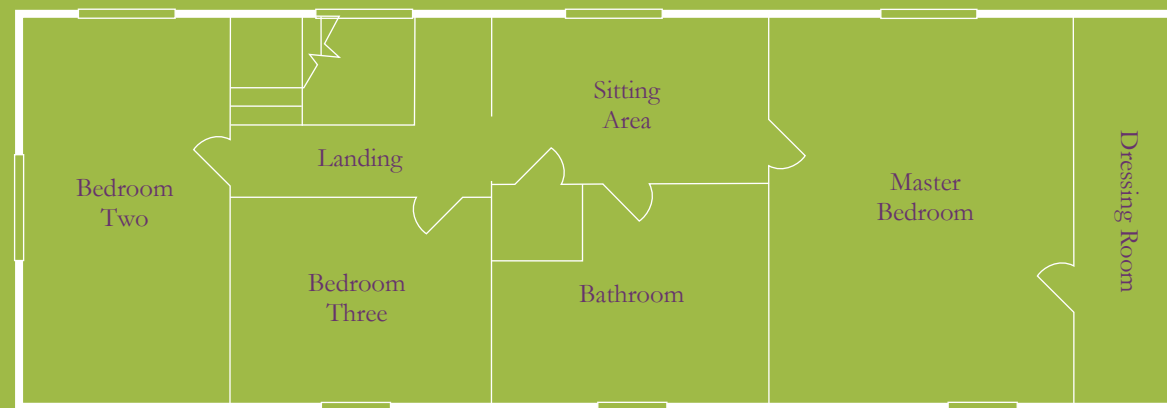
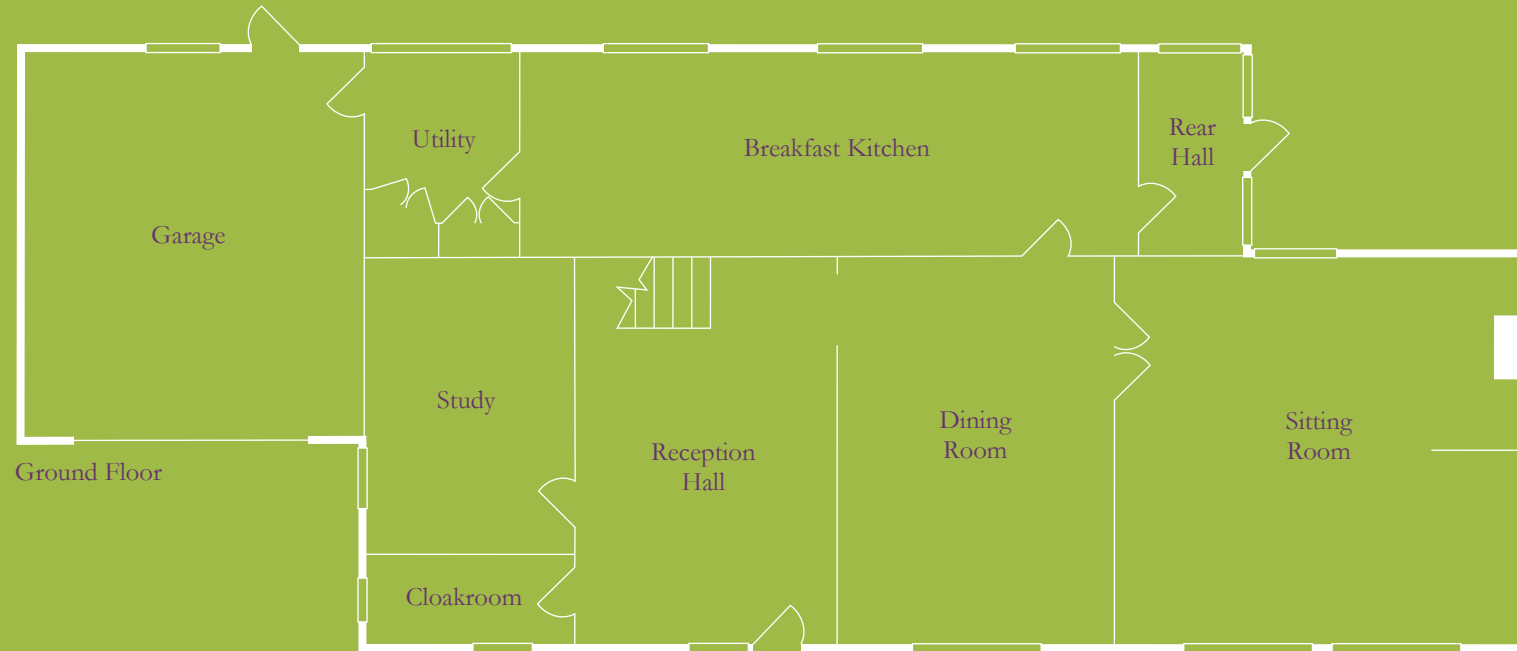
Bedroom Three 3.15 x 2.5m (approx. 10'4 x 8'2)
Having a window to the front with pleasant Church tower views



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		









Outside

Pimlico Cottage enjoys a tranquil setting nestled between both the village Church and Hall Gardens and picturesque surrounding countryside. There are immaculately tended gardens extending to the front of the cottage having a pathway leading to a canopy porch and to the front door, with the cottage overlooking pleasant open views towards the village Churchyard and tower. A block paved driveway provides parking for two vehicles as well as access into:

Double Garage 4.66 x 4.1m (approx. 15'3 x 13'5)
 With up and over entrance door, power, lighting and a courtesy door into the rear garden

Wrap Around Gardens

Extending to a generous size and enjoying complete privacy, the established gardens are beautifully tended being laid to a paved terrace and extensive lawns bordered by a variety of herbaceous plants, flowering shrubs and mature trees. An arched gate leads back to the front aspect, there is exterior lighting and a water point, and a summer house, shed and greenhouse are all included in the sale. Subject to relevant permissions, the garden offers excellent scope to extend the cottage without encroaching on the generous plot size



Paddock

Currently held under a rental agreement from Birmingham City Council is a grassy paddock opposite the cottage bordering the churchyard. There may be potential for the next owner to continue a new lease, however enquiries would need to be made by legal representatives

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.