1 Bishops Court, Eccleshall

£290,000 Freehold

Fantastic Opportunity to Create Your Dream Home – A three-bedroom property bursting with potential, offering scope to modernise, personalise and make your own. • Generous Corner Plot – Extensive gardens, lawns and patio areas provide endless possibilities for landscaping, entertaining or future projects. • Versatile Living Accommodation – Flexible reception spaces including an open-plan living/dining room, conservatory and additional ground-floor room ideal as a bedroom, study or playroom. • Unique Outdoor Extras – Wood-fired sauna, adjoining entertaining room/store, sheltered pergola and a selection of mature fruit trees including apple, pear, cherry and plum. • Prime Eccleshall Location – Situated in the heart of the town, within easy reach of local amenities, schools and excellent commuter links

Plant the seed of something special! If you've been searching for a property bursting with potential, where imagination can take root and your dream home can truly blossom, then 1 Bishops Court could be the perfect plot for your next chapter.

Occupying a generous corner position in the heart of sought-after Eccleshall, this three-bedroom home offers an exciting opportunity to reimagine, refresh and create a space that's uniquely yours. With substantial gardens, versatile living accommodation and an abundance of outdoor space, the possibilities here are ripe for the picking.

Step through the front door and into a welcoming entrance hall, the perfect starting point for your vision to unfold. From here, you'll find access to the home's reception rooms, kitchen and staircase leading to the first floor. The kitchen is already well-equipped with an array of white cabinetry complemented by marble-effect work surfaces, integrated appliances and the added luxury of a hot tap. A colourful splashback injects personality, creating a space that's ready to serve up family meals while inspiring future design ideas. Flowing seamlessly from the kitchen is the open-plan living and dining room, the social heart of the home. Whether hosting family gatherings or enjoying cosy evenings in, this generous space centres around a feature remote-controlled electric multi-flame fireplace, while sliding doors open into the conservatory beyond. Bathed in natural light from surrounding windows, the conservatory offers a sunny retreat throughout the seasons. Better still, it connects directly to a sheltered pergola area, creating an ideal spot for outdoor dining, entertaining or simply sitting back while your dream home plans continue to grow. To the front of the property, a highly versatile additional reception room offers even more flexibility. Previously used as a bedroom, it could effortlessly become a second sitting room, home office, playroom or hobby space. This room also provides access to a convenient ground-floor cloakroom and useful under stairs storage.

Head upstairs and discover three well-proportioned bedrooms alongside the family bathroom. The principal bedroom is a generous double, offering ample space for larger furniture and a large window overlooking the garden. A second spacious double bedroom also overlooks the rear garden, while the third bedroom offers excellent flexibility, comfortably accommodating a double bed or serving as an ideal study, nursery or dressing room. Completing the first floor is the family bathroom, fitted with a full-sized bath with shower above, a stylish built-in grey vanity unit, WC, heated towel radiator and a useful built-in storage cupboard.

Outside, the true potentail of 1 Bishops Court lies not only within its walls but across its impressive outdoor space. Set on a substantial corner plot, the garden presents a blank canvas for green-fingered enthusiasts, ambitious landscapers or anyone dreaming of creating their own outdoor sanctuary, Lawn and patio provide endless opportunities to cultivate, entertain and enjoy. Adding a touch of orchard charm, the garden is already home to two pear trees, two apple trees, two cherry trees and a plum tree, a fruitful reminder that great things can grow here. To the rear, you'll discover a wood-fired sauna room alongside an adjoining entertaining space or store, offering exciting potential for a garden retreat, hobby room, home bar or wellness escape. The side garden enjoys sunshine throughout the day, creating yet another area where future plans can flourish and outdoor living can be enjoyed year-round. To the front, a driveway provides convenient off-road parking, while an external tap adds

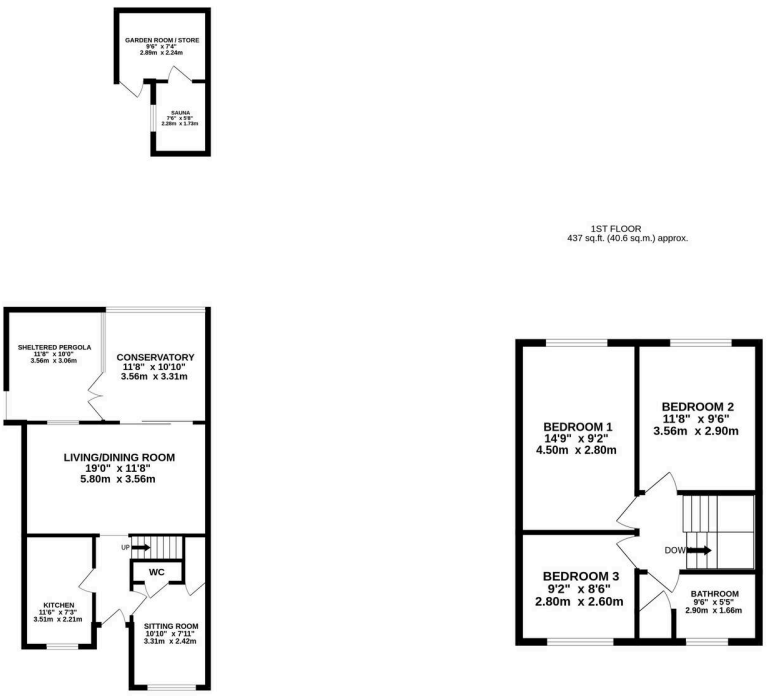
Three-bedroom home in central Eccleshall with large garden, flexible living spaces, sauna, driveway, and scope to update. Close to schools, amenities, and transport links.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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