



Cross Hill, Greetland, HX4 8JU  
£500,000

**E&H** Edkins Holmes  
ESTATE AGENTS



Positioned in a prominent position, this remarkable detached house, formerly a post office, has been thoughtfully converted into a stylish family home.

As you enter, you will be greeted by a warm and inviting atmosphere, enhanced by original features that add character and charm. The stone mullion windows, exposed beams, and stone walls create a unique blend of traditional elegance and contemporary comfort.

Boasting three well proportioned reception rooms and a stylish, high spec kitchen with island unit offering ample space for entertaining the whole family.

One of the standout features of this property is the stunning views that can be enjoyed from various vantage points throughout the home. Whether you are relaxing in the reception room or enjoying a meal in the kitchen, the picturesque surroundings will surely captivate you.

This delightful house is not just a home; it is a lifestyle choice, offering a perfect balance of space, style, and serenity. With its prime location in Greetland, you will find yourself within easy reach of local amenities, schools, and beautiful countryside walks. This property is an ideal opportunity for those seeking a family home that combines modern living with historical charm.



Ground Floor:

Entrance Vestibule

Tiled floor. Aluminium double glazed window to front elevation. Aluminium double glazed door to front elevation.

Shower Room / Utility Room

Shower cubicle. Low flush W.C. Stainless steel sink. Plumbing for washing machine. Boiler. Extractor fan.

Gym 17'0" x 14'2" (5.182 x 4.340)

Exposed beams. Bi-fold doors.

Lounge / Snug 18'0" max x 14'6" (5.498 max x 4.442)

Multi-fuel stove. Aluminium double glazed windows to both side elevations.

Dining Room 14'3" x 14'4" (4.361 x 4.390)

Exposed beams. Aluminium double glazed French doors leading to balcony. Aluminium double glazed windows to front and rear elevations.

Kitchen 18'8" x 14'7" (5.700 x 4.448)

Fitted kitchen with wall and base units. Island. Two Neff electric ovens. Five ring gas hob. Integrated dishwasher. Integrated fridge / freezer. Neff coffee machine. Neff microwave. Wine fridge. Aluminium double glazed stone mullion window to front elevation.

Lower Ground Floor:

Bedroom One 15'4" x 14'3" (4.674 x 4.346)

Fitted wardrobes. Aluminium double glazed bi-fold doors.

Bedroom Two 10'6" x 10'10" (3.209 x 3.309)

Two Aluminium double glazed windows to rear elevation.

Bedroom Three 8'7" x 8'4" (2.639 x 2.551)

Aluminium double glazed stone mullion window to rear elevation with window seat.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Partially tiled. Extractor fan.

Bedroom Four 9'5" x 13'1" (2.878 x 4.004)

Aluminium double glazed window to rear elevation.

First Floor

Family Room 36'0" x 14'10" (10.982 x 4.523)

Feature fireplace. Exposed beams. Stone Wall. Aluminium double glazed stone mullion windows to front and rear elevations.

Parking

Driveway parking for three vehicles.

Rear Garden

Enclosed garden with patio.

Additonal Notes

Underfloor heating throughout.  
The driveway can be completed by the current owner with either resin or tarmac finish.

Council Tax Band

E

Location

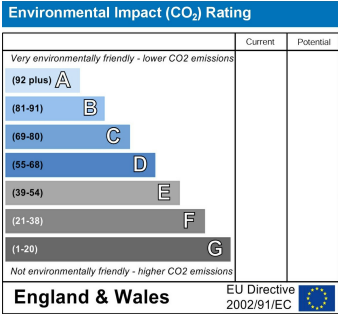
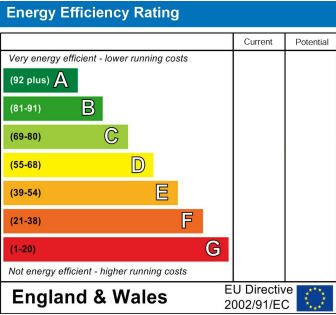
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
metals.tooth.bend

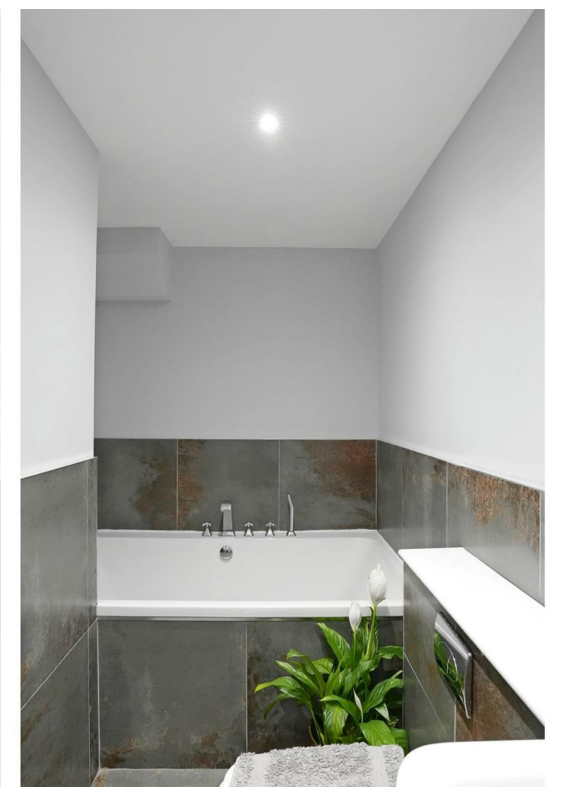
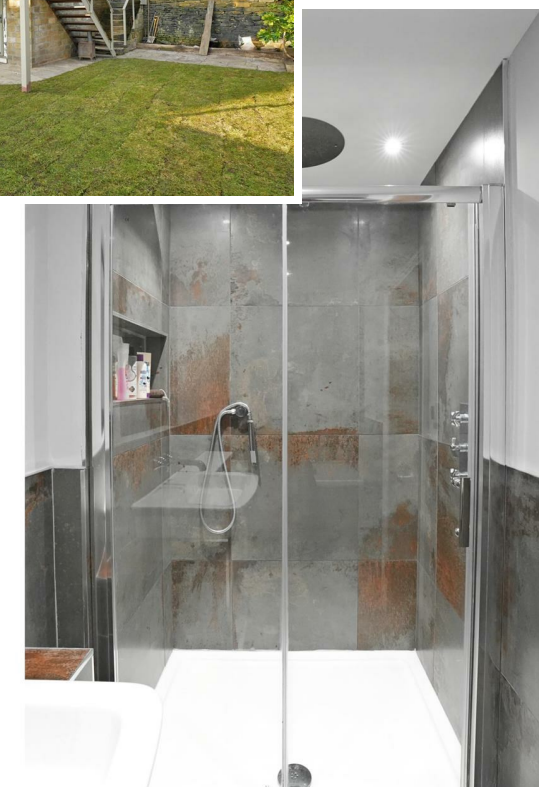
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inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.  
We are not a member of a client money protection scheme.













All measurements are approximate and for display purposes only

