



Connells

Cross Keys Farm, Hill Street
Hednesford, Cannock



Property Description

CONNELLS are thrilled to present this BEAUTIFUL GRADE II LISTED FARMHOUSE - beautifully presented and finished to a high standard. Offering FOUR BEDROOMS and EXCELLENT LOCATION - THIS IS A PROPERTY NOT TO BE MISSED.

This breathtaking family home welcomes us in through a large entrance hallway (which could also be used as a dining room or home office), a cosy living room, and a second sitting room/bedroom four has a door into the downstairs shower room. The impressive kitchen has been fitted to a high standard complete with all the necessary integrated appliances as well as a breakfast island. The kitchen also features spotlights and downlights and has a useful utility room.

To the first floor are three large bedrooms and a luxuriously refitted family bathroom. The main bedroom has fitted wardrobes and a modern en-suite which features a walk in shower. The second and third bedrooms also have built-in wardrobes.

Externally the property is set on a good sized plot and has gated off road parking for multiple vehicles. A private courtyard garden provides a delightful place to relax and entertain. A single garage to the rear of the property provides secure storage.

This Grade II listed farmhouse presents a rare opportunity to own a piece of history in the charming area of Hednesford. With its timeless elegance, abundant character, and modern features, this property offers a truly

unique living experience.

Ground Floor

Entrance Hall/Dining Room

17' x 15' 3" (5.18m x 4.65m)

Having a window to the front aspect and radiator underneath the window, offering access to the first floor and leading to other rooms on the ground floor

Lounge

17' x 13' 7" (5.18m x 4.14m)

Having windows to the front and side aspect, carpeted, ceiling light points

Sitting Room/Bedroom 4

12' 11" x 13' (3.94m x 3.96m)

Having a window to the front aspect, carpeted, ceiling light point, and access to the shower room.

Shower Room

Having a walk in shower, WC and hand basin

Kitchen

15' 11" x 13' 10" (4.85m x 4.22m)

Having spotlights and ceiling light points, wooden effect laminate flooring, fully fitted

kitchen with laminate worktops and space for appliances, spotlights under kitchen cabinets, breakfast island with room for a dining area

Laundry Room

Having laminate flooring and ceiling light point, window to side aspect

First Floor

Landing

17' 10" x 8' 8" (5.44m x 2.64m)

Having a window to the front aspect, carpeted, ceiling light point and offering access to bedrooms and bathroom

Bedroom 1

15' 2" x 14' 11" (4.62m x 4.55m)

Having a window to the side aspect, carpeted, ceiling light point, wardrobes and access to en-suite

En-Suite

Having a walk in shower, WC and hand basin

Bedroom 2

17' 1" x 13' 11" (5.21m x 4.24m)

Having a window to the front aspect, carpeted, ceiling light point, access to the third bedroom

Bedroom 3

17' 8" x 13' 9" (5.38m x 4.19m)

Having windows to the side aspect, carpeted, ceiling light point, walk in wardrobe

Bathroom

Having a walk in shower, bathtub, WC and hand basin









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Exempt

Tenure: Freehold

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