



46 Hill Street, Hednesford  
Cannock, WS12 2DN

Offers in Excess of £440,000



# Hednesford

Offers in Excess of £440,000



Welcome to this exquisite Grade II listed farmhouse built circa 1550 and nestled in the heart of the Hednesford area of Cannock.

This fabulous property is steeped in history and is filled with character and charm offering a unique blend of traditional charm with modern features. It is worth noting that the property also falls in the catchment area of reputable schools catering to all ages, making it an ideal location for families. For the commuter you are close to accessible transport links via car or train and for those who love to indulge in a spot of shopping you are a short drive or leisurely walk to the popular McArthur Glen Designer Outlet. Residents can also enjoy a variety of recreational activities nearby, including scenic walks in Cannock Chase, an area of Outstanding Natural Beauty, golf at local courses and exploring historic landmarks and attractions. An internal inspection reveals an impeccably presented interior with 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 specification 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. Don't miss your chance to make this remarkable farmhouse your new home.

Call Paul Carr Estate Agents Cannock to arrange a viewing!





# Property Specification



Grade II Listed Property  
Built Circa 1550  
Gated Driveway  
Three Bathrooms  
Four Bedrooms  
Impressive Kitchen/Dining Area

**Entrance Hall/Dining Room**  
17' 0" x 15' 3" (5.18m x 4.66m)

**Lounge** 5.18m (17') x 4.15m (13'7")

**Bedroom 4/Sitting Room**  
12' 11" x 13' 0" (3.93m x 3.97m)

**Shower Room**

**Kitchen** 4.84m (15'11") x 4.21m (13'10")

**Dining Area** 3.97m (13') x 3.36m (11')

**Laundry Room** 3.36m (11') x 1.30m (4'3")

**Landing** 5.45m (17'10") x 2.64m (8'8")

**Bedroom 1** 4.61m (15'2") x 4.56m (14'11")

**En-suite**

**Bedroom 2** 17' 1" x 13' 11" (5.20m x 4.23m)

**Bedroom 3** 17' 8" x 13' 9" (5.39m x 4.20m)

**Walk in Wardrobe**

**Family Bathroom**



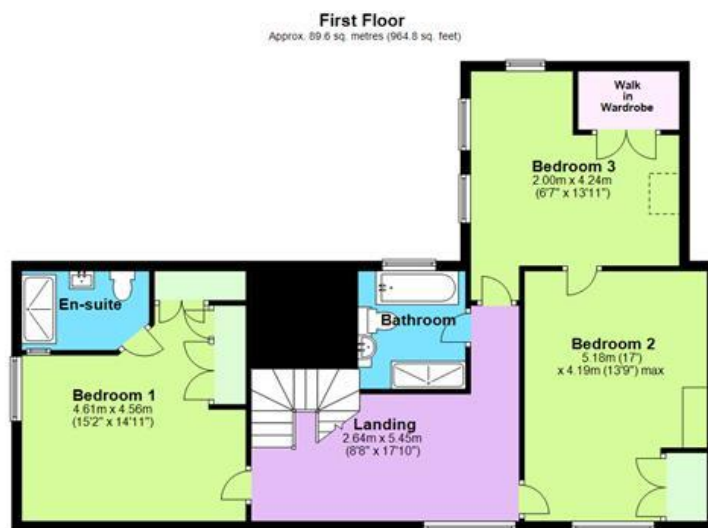
## Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 10<sup>th</sup> April 2024

Services connected: Gas, Electric, Water, Drainage  
Council tax band: E  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 202.4 sq. metres (2178.3 sq. feet)

## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

