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Watling Street | Cannock | WS11 1SJ

£450,000

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Summary

****DETACHED BARN CONVERSION** RARE OPPORTUNITY**IMMACULATLEY PRESENTED**RURAL SETTING**FITTED KITCHEN WITH CENTRAL ISLAND** ENTRANCE HALL WITH BAR** STUNNING LIVING ROOM WITH FEATURE FIREPLACE**SEPERATE STUDY**GUEST WC** UTILITY ROOM** THREE GENEROUS BEDROOMS**TWO BATHROOMS** COURT YARD GARDEN** DRIVEWAY****

Webbs Estate Agents are honoured to bring to market this rare find, Longford Farm Barn is an immaculately presented three-bedroom barn conversion that seamlessly blends timeless charm with contemporary elegance. Upon entering, you are greeted by a welcoming entrance hall featuring an under-stairs bar, perfect for entertaining. The heart of the home is a stunning kitchen with a central island, designed for both style and functionality. The expansive lounge boasts a feature fireplace, creating a warm and inviting space. A separate study provides a quiet area for work or relaxation, while a utility room and guest WC offer added convenience.

Upstairs, the first floor hosts three spacious double bedrooms. The second bedroom benefits from an en-suite bathroom, while the remaining bedrooms share a beautifully appointed family bathroom.

Outside, the landscaped, walled courtyard garden offers a tranquil space for outdoor living, combining classic charm with modern flair. Longford Farm Barn is a truly exceptional home, perfect for those seeking a blend of rustic beauty and contemporary living.

Key Features

- RARE OPPORTUNITY TO OWN THIS STUNNING THREE BEDROOM DETACHED BARN CONVERSION
- LARGE LOUNGE WITH FEATURE FIREPLACE
- SEPERATE STUDY
- THREE DOUBLE BEDROOMS, ONE WITH ENSUITE
- PHENOMENAL WALLED COURTYARD GARDEN
- IMMACULATLEY PRESENTED
- IMPRESSIVE KITCHEN WITH CENTRAL ISLAND
- UTILITY ROOM AND GUEST WC
- SEMI-RURAL LOCATION
- DRIVEWAY

Rooms and Dimensions

Entrance Hall

Kitchen

16'1" x 17'6" (4.925m x 5.345m)

Lounge

15'1" x 24'2" (4.608m x 7.375m)

Study

10'3" x 5'8" (3.130m x 1.734m)

Utility Room

10'3" x 9'2" (3.126m x 2.816m)

Guest WC

First Floor Landing

Bedroom One

15'0" x 11'5" (4.581m x 3.482m)

Bedroom Two

10'10" x 10'6" (3.326m x 3.219m)

Bedroom Three

8'7" x 10'10" (2.622m x 3.309m)

En Suite

Family Bathroom

Court Yard Garden

Store Room

Driveway

Identification checks - C





GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Cost - lower energy costs</p> <p>100-150 £/annum A</p> <p>150-200 £/annum B</p> <p>200-250 £/annum C</p> <p>250-300 £/annum D</p> <p>300-350 £/annum E</p> <p>350-400 £/annum F</p> <p>400-450 £/annum G</p>	<p>73</p>	<p>Key Average Energy Cost - lower CO₂ emissions</p> <p>100-150 g/kWh A</p> <p>150-200 g/kWh B</p> <p>200-250 g/kWh C</p> <p>250-300 g/kWh D</p> <p>300-350 g/kWh E</p> <p>350-400 g/kWh F</p> <p>400-450 g/kWh G</p>	<p>73</p>
<p>EU Directive 2002/91/EC</p>	<p>EU Directive 2002/91/EC</p>	<p>EU Directive 2002/91/EC</p>	<p>EU Directive 2002/91/EC</p>