



46 Hood Lane,
Armitage WS15 4AG

Downes & Daughters
ESTATE AGENCY

46 Hood Lane, Armitage WS15 4AG £650,000

Nestled in the charming village of Armitage, this stunning five bedroom detached house on Hood Lane is a true gem waiting to be discovered. Boasting over 3,300 square feet of living space, including a separate annexe, on a generous 0.38-acre plot, this property offers a tranquil retreat on the rural fringe of the village, yet still within easy reach of all the amenities Armitage has to offer.

One of the standout features of this delightful home is its elevated position, providing breath taking panoramic views of the picturesque countryside that surrounds the area. Imagine waking up to the sight of rolling hills and lush greenery every morning - pure bliss!

The interior of the house is designed to be flexible and family-friendly, spread over two floors. While some areas may require a little internal updating, this presents a fantastic opportunity to put your own stamp on the property and create the home of your dreams. The annexe in particular offers an endless range of uses.

Step outside into the beautifully manicured lawned gardens, perfect for relaxing in the sunshine or hosting gatherings with friends and family. With private driveway parking, impressive garaging, and a workshop with high ceilings, there is no shortage of space for all your needs.

Conveniently offered for sale with no onward chain, this property ensures a smooth transition for the new owners. Don't miss out on the chance to own a piece of countryside paradise - book a viewing today and envision the endless possibilities this wonderful family home holds.

GROUND FLOOR

Entrance Hallway • Conservatory • Double Aspect Through Living Room • Formal Dining Room • Kitchen Breakfast Room • Utility Room/Boot room • Playroom / Home Office • Guest Cloakroom

FIRST FLOOR

Landing • Principal Bedroom • En Suite Shower Room • Bedroom Two • Bedroom Three With Fitted Wardrobes • Bedroom Four With Vanity Basin • Family Bathroom

ANNEXE

Separate Entrance & Stairs Rising To... • Landing • Living & Dining Room • Kitchen • Bedroom • Shower Room

OUTSIDE

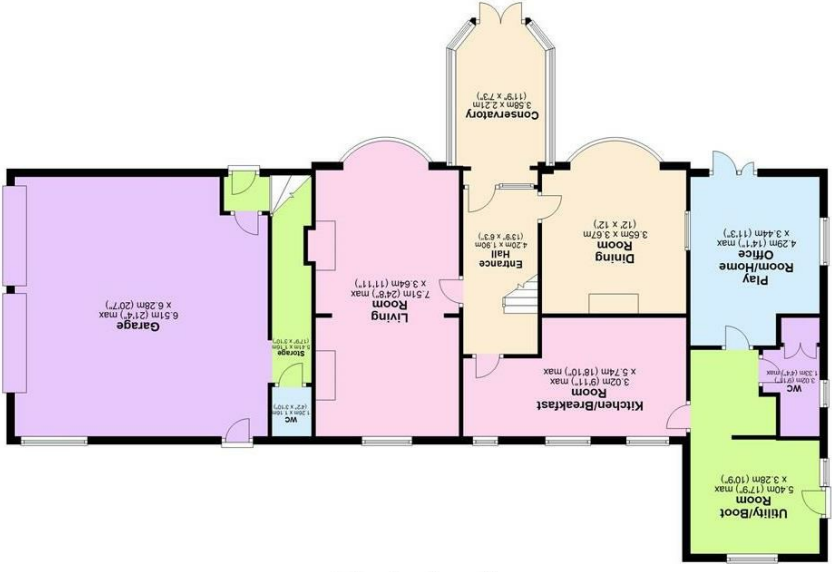
Immaculate South Facing Lawned Formal Gardens Extending To 0.38 Of An Acre • Stunning Rural Views • Stylishly Planted Beds & Borders • Elevated Sun Terrace Patio Seating Area • Summer House With Veranda Seating • Side & Rear Gardens Also With Lawns, Patio Seating Areas & Veggie Plot • Fenced Storage Area With Timber Sheds • Private Driveway Parking • Impressive Garaging & Workshop Space With High Ceilings & Electric Roller Doors

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Energy Rating C With 21 Solar Panels • Council Tax Band G • Sewerage Via Septic Tank • Mains Gas & Electric • Virgin Fibre Broadband Available • Upvc Double Glazing







Environmental Impact (CO ₂ Rating)																						
<p>Two renewables-rich country - lower CO₂ emissions</p> <table><caption>CO₂ Emissions (t)</caption><tr><th>Country</th><th>Rating</th><th>Value</th></tr><tr><td>Ireland</td><td>A</td><td>61.9 t</td></tr><tr><td>Belgium</td><td>B</td><td>69.0 t</td></tr><tr><td>Czechia</td><td>C</td><td>69.4 t</td></tr><tr><td>Denmark</td><td>D</td><td>73.4 t</td></tr><tr><td>France</td><td>F</td><td>71.3 t</td></tr><tr><td>Germany</td><td>G</td><td>74.9 t</td></tr></table>		Country	Rating	Value	Ireland	A	61.9 t	Belgium	B	69.0 t	Czechia	C	69.4 t	Denmark	D	73.4 t	France	F	71.3 t	Germany	G	74.9 t
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Not All Agents are Equal...

A small, light-colored dog is sitting on a large, ornate, pink velvet chair. The chair has a high back with a tufted design and a wide, curved seat. The dog is looking towards the camera. The background is a plain, light-colored wall.