Cranebrook Lane

Hilton, Lichfield, WS14 0HA

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£895,000

This detached property occupies a very attractive plot of 1.37 acres which includes a FENCED PADDOCK together with enjoying a MOST PLEASANT RURAL SETTING just 4.6 miles from Lichfield offered with vacant possession and enormous further potential to either develop or create equestrian facilities.

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Occupying a very attractive plot of 1.37 acres which includes a fenced paddock together with enjoying a most pleasant rural setting just 4.6 miles from Lichfield offered with vacant possession and enormous further potential to either develop or create equestrian facilities.

This double glazed property has oil fired central heating and is accessed via a double glazed entrance door to an attractive enclosed porch with tiled floor and internal glazed door leading through to the entrance hall which has useful built in storage cupboards and stairs to the first floor gallery landing above.

To the rear of the hall is a fully tiled modern shower room with glazed shower enclosure, WC and wash hand basin.

To the front of the property is a useful study which has built in cupboards and behind this is an L-shaped breakfast kitchen that is well fitted with an extensive range of base and wall units surmounted by matching worktops with an inset double sink and tiled splash backs, inset electric hob with extractor hood over and Bosch eye level double oven and grill unit. There are illuminated wall cupboards, an integrated dishwasher and plate rack plus a built in housing for a fridge freezer along with a heated towel rail. The kitchen enjoys views over an adjoining field.

Off the kitchen is a separate utility room which has base and wall units, worktops, useful appliance spaces with plumbing for an automatic washing machine, an oil fired boiler, tiled floor and double glazed door to the rear patio.

There is a spacious dining room adjacent to the kitchen which has a serving hatch to the kitchen area plus double glazed French doors out to the rear patio.

The extremely spacious lounge has front and rear facing windows together with a large feature inglenook style brick fireplace housing a large wood burner on tiled hearth with heavy beam above along with picture lights.

The first floor galleried landing has loft access and a walk in airing cupboard with shelves, the pressurised hot water system and the solar water heating controls. The family bathroom comprises a bath in tiled surrounds with mixer shower over, pedestal wash hand basin, WC, separate tiled shower enclosure and fully tiled walls.

The generous master bedroom offers an excellent range of fitted wardrobes and storage, enjoying views over the rear garden and fields beyond. It has its own en suite shower room which has a shower in glazed enclosure, pedestal wash hand basin, WC and tiled surrounds.

There are three further attractive individual bedrooms each with quality fitted wardrobes and storage, all with views. Bedroom four would make an attractive and useful dressing room.

Outside - The property is set well back from the lane behind a tarmacadam drive with gated access flanked by lawns leading to a front parking area. The drive continues down the side to an extremely spacious parking and manoeuvring area surrounded by dwarf walling with garden beyond and a very pleasant patio area immediately to the rear of the house.

There is a good quality range of brick outbuildings comprising an annex which has electric heating and double glazing and would be useful for a variety of functions including garden entertaining room, office, home working or gym. It comprises a large living/dining room with patio doors to the front, a kitchenette with hard floor, a range of base and wall units plus breakfast bar, hallway with tiled floor and ladies and gents WC's off.

Stretching to the rear of the annex are three brick stables, one of which has been converted to a useful garden room or office, the other two being a log store and garden implement store. These offer further potential to develop subject to obtaining the necessary planning permission. Lastly to the rear of the garden is a detached brick double garage which has twin doors, power and lighting. An extensive lawned area has fruit trees and a timber field gate leads to the enclosed paddock at the rear of the property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & double garage
Electricity supply: Mains
Water supply: Solar powered
Sewerage: Drainage is to a private septic tank shared with the neighbouring property and on the neighbouring land to which there is an easement in the land registry title.
Heating: Oil
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Lichfield District Council / Tax Band F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/27032025
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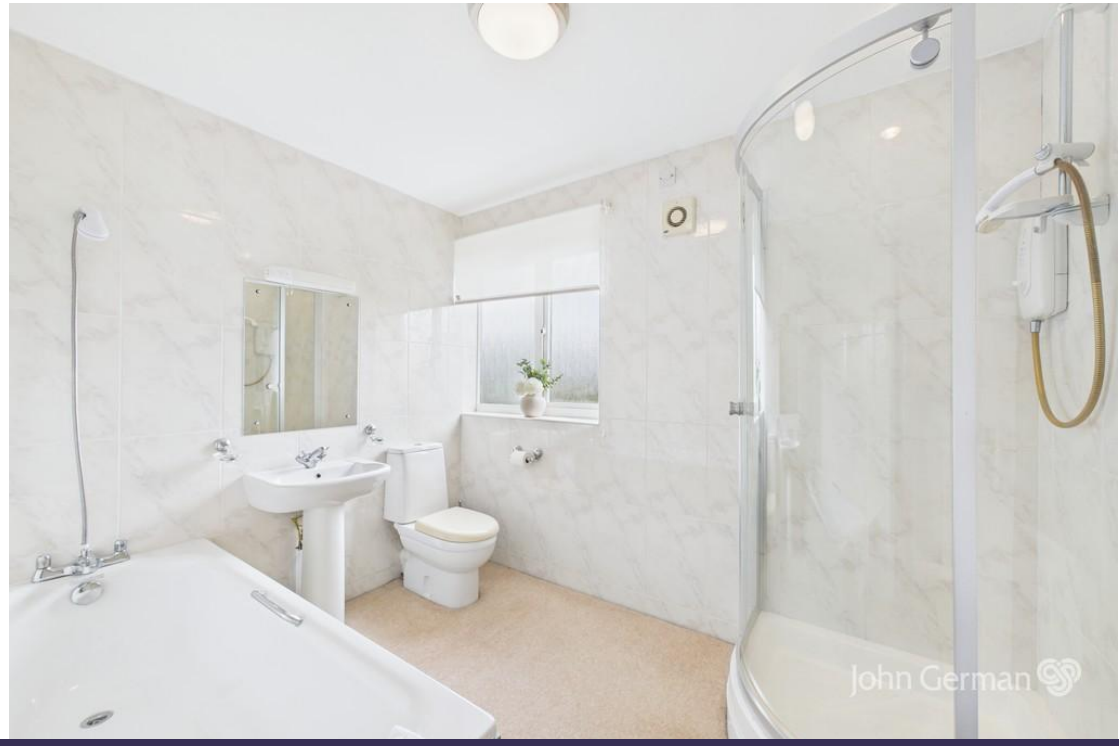
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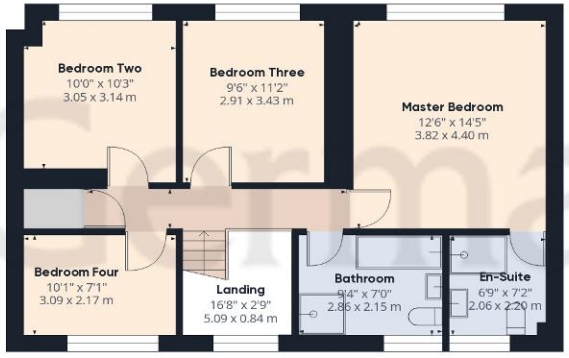
Ground Floor Building 1



Floor 1 Building 1

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Approximate total area(1)

1805 ft²

167.69 m²

Reduced headroom

19.56 ft²

1.82 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Ground Floor Building 2

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Approximate total area(1)

931.31 ft²

86.52 m²

(1) Excluding balconies and terraces

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Agents' Notes

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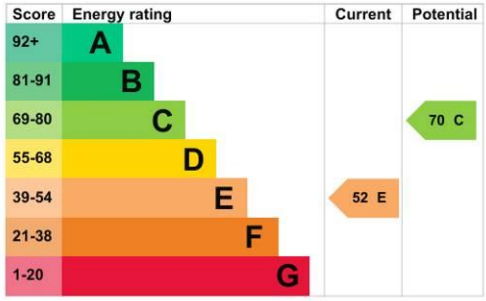
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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