



Hobble End Cottage, Cannock, Staffordshire

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**Guide price:** £995,000

**Tenure:** Freehold

**Local authority:** South Staffordshire: 01902 696000

**Council tax band:** G



## Gardens

The gardens here are magical. Private and tranquil Hobble End Cottage is surrounded by farmland providing exceptional countryside views.

A large patio wraps around the cottage providing the perfect spot for summertime relaxation and outdoor entertaining. With access to the home bar via French doors there is much scope for enjoying the wonderful summer months.

A large lawned area surrounded by mature borders provides ample privacy and space for children to play. There is a lovely pond set in a large well-planted rockery providing further interest and colour.

Pathways lead around to the front lawned fore garden and onward to the ample tarmac driveway.

## Garage/workshop/home office

The separate double garage is built in a matching style to the main house. The current owners use the ground floor space as a workshop/store. Upstairs is a well-sized home office/study which does lend itself to conversion for use as a studio apartment depending on need and providing the necessary consents are obtained.

## Leisure complex

The covered heated swimming pool is perfect for exercising regardless of the time of year. There is a jacuzzi for relaxation and a separate sauna. Hobble End Cottage is the perfect location for relaxation.

## Distances

Great Wyrley 1.6 miles, Landywood Railway Station 1.9 miles, Bloxwich North Railway Station 2.1 miles, Cannock 4.7 miles, Walsall 4.8 miles, Penkridge 9.9 miles, Lichfield 10.2 miles, Sutton Coldfield 11.4 miles, Stafford 13.7 miles, Birmingham 14.6 miles (all distances are approximate)

## Services

Mains water and electricity. Oil fired central heating. Private drainage.





## The property

The front door is set within a pretty pitched roof storm porch with gorgeous red brick detailing and quarry tile floor, perfect for drying off on a wet day.

The inner door has a leaded stained glass panel window to either side adding further to the character of this super entrance.

The large reception hallway is gorgeously grand in its feel. Wood panelled and red brick walls add to the charm and warmth of this space with pale wooden beams overhead. An open tread staircase rises to the first floor. There is a useful guest cloakroom/WC and doors radiate to the sitting room and kitchen/breakfast room. Double doors open to the magnificently well-appointed sitting room. This superb space feels opulent yet comfortable. Stretching the depth of the house the triple aspect allows ample natural light in with bay windows to the front and rear aspects enjoying superb views of the front and rear gardens. The fireplace with an aged wood effect surround fits the room perfectly and the open fire with a canopy hood creates another lovely focal point. On the opposite side of the room, two ornate recessed wall niches with uplights create perfect display areas. The accommodation flows through a lovely archway with plaster moulding surround into a superb bar area. French doors open to the patio and onwards garden making this whole space ideal for summertime entertaining.

The kitchen/breakfast room is well fitted with a range of pale farmhouse style wall and floor mounted units. Contrasting dark granite work surfaces provide ample workspace for any budding chef. A lovely white Aga is a classic touch and a large window provides ample natural light with views to the side gardens. There is a further second kitchen and a separate utility room providing ample preparation space and storage for the larger appliances. There is a door from the utility/boot room out to the patio and rear garden.

The lovely family room/snug, just off the kitchen is an ideal space for relaxing in front of a movie or quietly enjoying a book. A bay window overlooking the front garden provides lovely views and a window to the side makes this a super room filled with natural light.



Sitting room



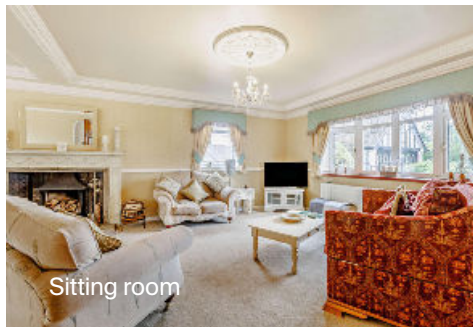
Magnificent sitting room.



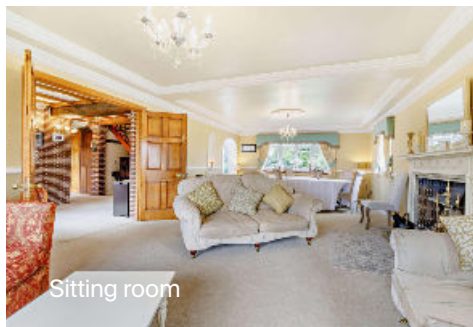
Sitting room



Sitting room bar



Sitting room



Sitting room



Family room

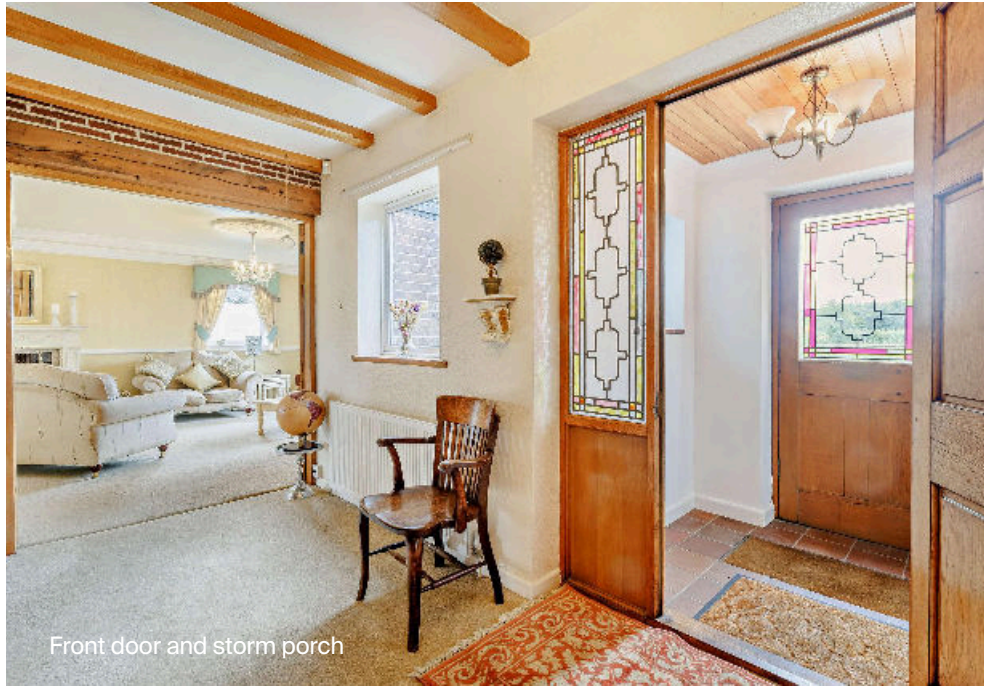


The character and charm is evident throughout.



Large kitchen/breakfast room.





Front door and storm porch



Second kitchen/utility room



Utility/boot room



Kitchen/breakfast room





Principal bedroom



Walk in dressing room

## Upstairs

The open tread staircase rises from the reception hall to the first floor landing area where all four double bedrooms can be accessed. A window over the landing provides a stunning view of the rear garden and the rolling countryside beyond.

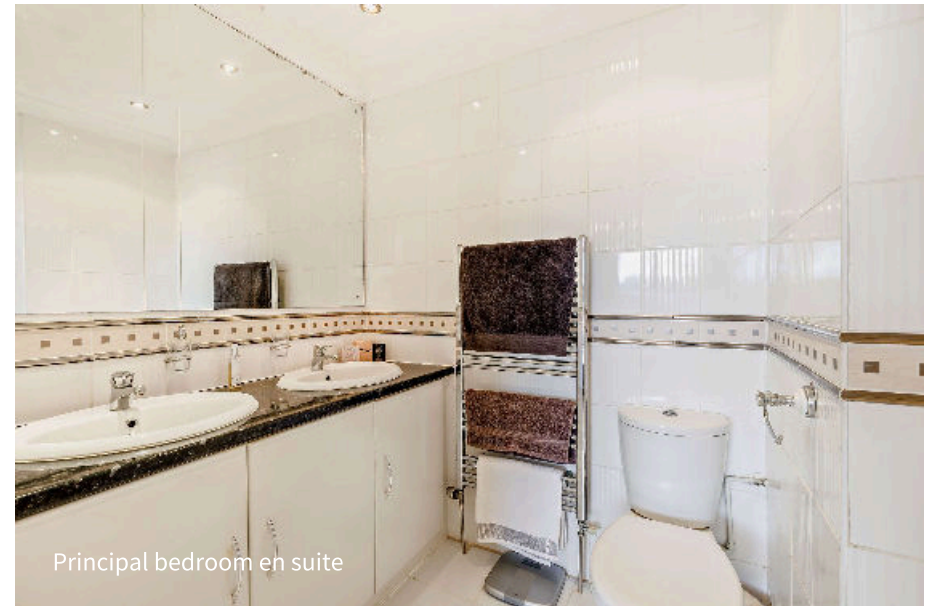
The principal bedroom suite sits at the front of the house. A window provides lovely views of the open countryside. This is a relaxing space with ample built in bedroom furniture providing wardrobe storage. There is a further walk-in wardrobe with a separate vanity room. The en suite shower room has a walk-in shower and double wash hand basins set in a granite countertop.

Bedroom two is also at the front of the house with equally delightful views and a dual aspect. Next door is a good size storage room which would serve equally well as a walk-in dressing room for bedroom two.

Bedroom three sits at the rear of the house and has built in wardrobes providing ample storage. There are lovely views of the rear garden and onwards countryside.

Bedroom four also at the rear of the house also enjoys splendid views.

The large family bathroom with floor-to-ceiling tiles has the benefit of a bath for evening relaxation before bed. Right next door is a separate shower room with a walk-in shower.



Principal bedroom en suite



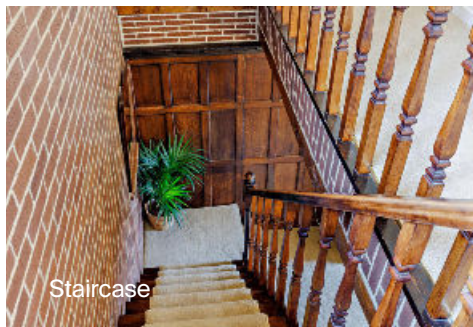
Bedroom two



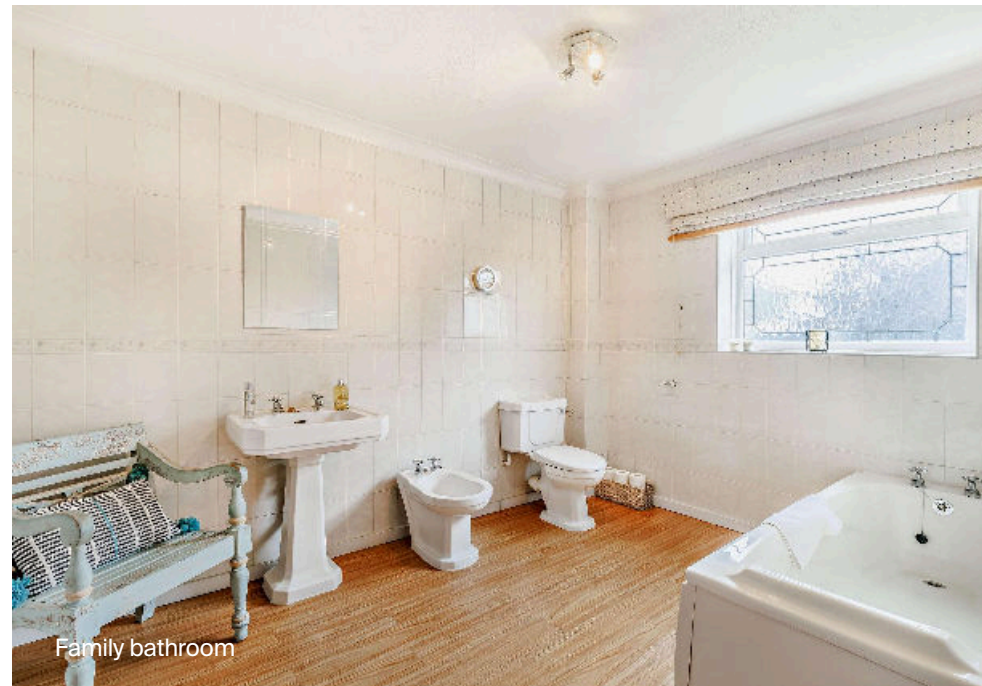
Bedroom three



Bedroom four



Staircase



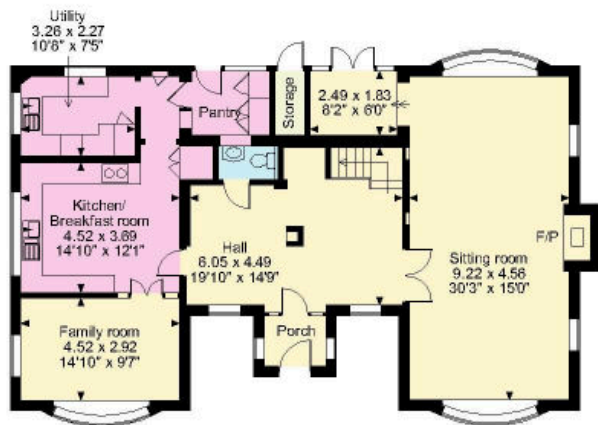
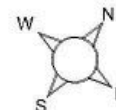
Family bathroom



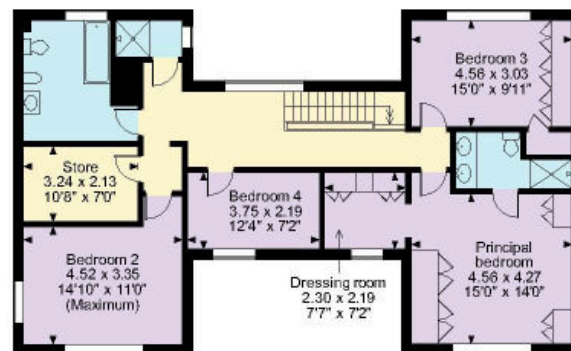
Beautifully appointed bedrooms.

## Approximate Gross Internal Floor Area 238 sq m / 2,566 sq ft

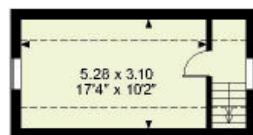
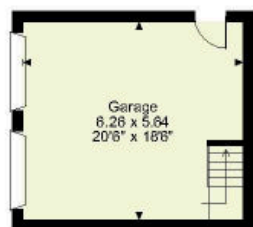
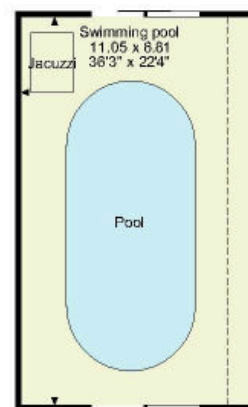
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



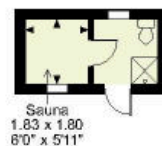
ground floor



first floor



floor above garage



Sauna



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I would be delighted to tell you more

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