




Green Bank Hockley Lane, S45 0ER

**£650,000 Offers In Region Of
Tenure Freehold**

- **Three Bathrooms**
- **Countryside Location**
- **Log Burner**
- **Potential Holiday Let**
- **Self Contained Annex**
- **Stunning Countryside Location**
- **En Suite**
- **Utility Room**
- **Rare Opportunity**
- **Balcony**

Immerse yourself in the heart of the countryside and its incredible views in this remarkable property, set out over four floors boasting 247 sqm of tastefully designed space. This breathtaking residence encompasses four spacious bedrooms and four well appointed bathrooms. It has its own self contained annex with separate entrance that could easily make an excellent holiday let! Upon entrance, the ground floor initially impresses with its French oak flooring and contemporary kitchen complete with granite top island, integrated appliances and range oven. Ascend a small flight of stairs from the kitchen to find a large and opulent living room with bi-fold doors and a beautiful balcony looking out over the most stunning views. The living room also has a regal fireplace with inset gas stove. The lower floor of this property has plenty of storage, downstairs WC, utility room and sunroom, and this is also where you access the self contained annex. The annex consists of a large open plan lounge with steps down into the contemporary kitchen and through into the bedroom and ensuite bathroom. The kitchen is housed underneath a glass roof affording it a plenty of natural light. Ascend further to the second floor where the lavishness continues with three substantial bedrooms, seamlessly complemented by a large family bathroom and the en suite to the generous master bedroom. The palatial master bedroom has beautiful exposed beams and French doors opening out onto its own balcony. The ensuite houses a corner spa bath and boasts full tiling and downlights. Externally there is a modest and tranquil rear garden overlooking the surrounding countryside. Viewing is highly recommended for this unique property, call Welcome Homes to arrange a viewing



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC 

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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