

Property Particulars

School Lane, Longton.



- **Stunning Executive Victorian Detached Family Home**
- **Walking Distance To Village Centre**
- **Tastefully Arranged Over Three Floors**
- **Five Double Bedrooms**
- **Most Sought After Location**
- **Set in Circa 1/4 Acre Grounds**
- **Lots Of Original Features & Character**
- **Three Reception Rooms**

Offers in Excess of £830,000

A stunning detached 1890 Victorian family residence, originally being the Stationmaster's house in the heart of Longton Village, within easy walking distance of the village centre and all the excellent local amenities. Extensive accommodation and versatility are evident as soon as you enter this superior home. The property benefits from being extended and tastefully arranged over three floors, with a very useful self contained annexe, currently utilised as a first floor office, ground floor WC and the double tandem garage used as an extensive home gymnasium. The setting is perfect and private from all aspects in grounds circa 1/4 acre. There are five double bedrooms, two with en suites and a further family bathroom, three reception rooms, in addition to a stunning open plan kitchen, dining and family room. There is lots of driveway parking to the front, and lots of character and original period features from the front door and throughout the entire property, offering an executive level of comfort and luxury. Excellent local schools, main road connectivity and set in a very prestigious location. Viewing is essential to fully appreciate the size, presentation, setting and rarity of this exceptional home. Strictly by appointment only.

Entrance Vestibule -

With a solid wooden door with fanlight window to the front, lovely Minton tiled flooring and glazed door and side panels to the entrance hall.

Entrance Hall -

With engineered oak wooden flooring, actually running through the whole of the ground floor accommodation, ceiling light, gorgeous decorative plaster corbels and coving, wooden doors off and stairs to the first floor.



Lounge & Dining Room - 24' 3" x 13' 1" (7.39m x 3.98m)

Lounge -

With engineered oak wooden flooring, a Morso cast iron wood burning stove with a lovely stone inset surround, wooden mantel shelf and stone hearth, original coving and ceiling rose, picture rail and a double sash effect uPVC double glazed window to the rear, radiator



Dining Room -

Another spacious reception room with a double sash effect uPVC glazed window to the front, engineered oak wooden flooring, feature open fireplace, ceiling light and picture rail, radiator

Family Front Lounge - 13' 0" x 12' 1" (3.96m x 3.68m)

A great size sitting room being adjacent to the kitchen with oak engineered wooden flooring. Coving and picture rail, a stylish wood burning stove set on tiled hearth with brick-on-end arched feature, radiator and door to kitchen and family room



Kitchen, Dining and Family Room - 22' 2" x 19' 2" (6.75m x 5.84m)

An amazing area with a well fitted and maintained Shaker Style kitchen designed and installed by Laurel Farm. a solid wooden hand built kitchen with a range of wall, drawer and base units with quartz working surfaces and a great selection of integrated appliances, comprising, dishwasher, Britannia cooking range in stainless steel with double electric oven and gas hob, large stainless steel extractor hood above with matching stainless steel splash back, integrated microwave and combined oven, a custom made housing to an American style fridge freezer where there is wine racking, vegetable and bread baskets. There is a large porcelain Belfast Sink with a carved quartz drainer and there is a double glazed window to the side. Engineered oak wooden flooring continues throughout this area, dining and sitting. There are great high ceilings with spot lighting, and further pendant lighting. There is a breakfast bar peninsula, then the kitchen opens up into a large dining and sitting area with three double glazed windows to the rear, French doors to the side and rear where there are outdoor patio areas. The windows are beautifully dressed with quality shutter blinds. Door to rear hall.



Utility room -

A useful room with plumbing for washer, floor standing central heating boiler and space for dryer, wooden working surfaces, lots of storage, uPVC double glazed window and door accessing the rear.

First Floor Accommodation -

A stunning spindled balustrade and turned newel posts provide staircase to split level landing and further staircase to second floor.

Bedroom One Master Suite - 12' 11" x 12' 1" (3.93m x 3.68m)

A luxurious master suite with walk-in area where there is an opening to the main bedroom, ladies dressing room being off to the right, and a generous en suite straight ahead. The bedroom area has a large double glazed sash effect window to the front, a period cast iron feature fire place, ceiling light and radiator. There is a door to gentleman's dressing room.



Gentleman's Dressing Room -

With wooden fitted drawers, half hanging rail, basket drawer storage and shelf areas.

Ladies Dressing Room -

With a selection of full and half hanging areas, retracting shoe storage, top box shelving for hand bags, accessories and hat boxes.

En-suite -

A stylish four piece suite comprising, his and her porcelain wash hand basins, low suite W.C. step-in shower with with glazed screening, one fixed rain water effect shower head and a second adjustable shower head, fully tiled and tiled flooring, with underfloor heating. Two double glazed windows to side, two ceiling lights.



Bedroom Two - 13' 10" x 10' 10" (4.21m x 3.30m)

With a uPVC double glazed sash effect window to the front, feature cast iron fireplace, radiator and ceiling light



Bedroom Three - 12' 1" x 10' 0" (3.68m x 3.05m)

Another very generous double with a double glazed sash style window to the rear, cast iron feature fireplace, ceiling light and radiator.

Bedroom Four - 10' 11" x 7' 10" (3.32m x 2.39m)

Being positioned on the split level landing side of the property and having double glazed windows to both front and rear elevations



Family Bathroom -

A great size well designed four piece suite comprising, a large center fill double ended bath with a mixer tap shower. low suite W.C. wash hand basin and step-in shower with glazed screening and mains shower fully tiled elevations, tiled flooring, spot lights, heated towel rail and opaque double glazed window



Second Floor -

Bedroom Five - 15' 3" x 14' 6" (4.64m x 4.42m)

A great space across the second floor, offering a very generous size double bedroom with two Velux roof windows, spot lights and radiator. Door to en suite.



Shower Room -

With a three piece suite comprising, low suite W.C. pedestal wash hand basin, double sized glazed shower enclosure with electric shower and being tiled, there is a Velux roof window, tiled flooring and a heated towel rail, storage to eaves.

Annex -

with its own individual heating system, from the rear of the property the annex is easily accessed by its own door at ground floor level. There is a staircase to the first floor room currently used as a generous office and to the ground floor, access to a two piece cloaks W.C. and the Tandem double garage utility is being used as a well equipped gym

Tandem Double Garage - Home Gym - 32' 2" x 11' 11" (9.80m x 3.63m)



Office - 28' 7" x 11' 9" (8.71m x 3.58m)

Outside -

What really gives this wonderful home executive status, has to be the wonderful gardens and the fact that the residence isn't overlooked at any angle, creating a degree of privacy, rarely found.

Front and Side -

There is lots of driveway parking for many vehicles as well as gardens to the side, being very well with established with trees, plants and shrubs as well as a lawn garden, beautifully designed pathways and secure gated access.



Side and Rear –

Is a fabulous lawn garden wrapping around the side and to the rear.



Rear -

There is a stunning Indian sandstone paved patio, perfect for al fresco dining and entertaining as the French doors from the dining room access the rear patio, ideal for parties! There is also outside power supply and lighting enabling evening socialising too. There are also brick built raised flowerbeds, hedging and some flower areas.



Disclaimer –

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm