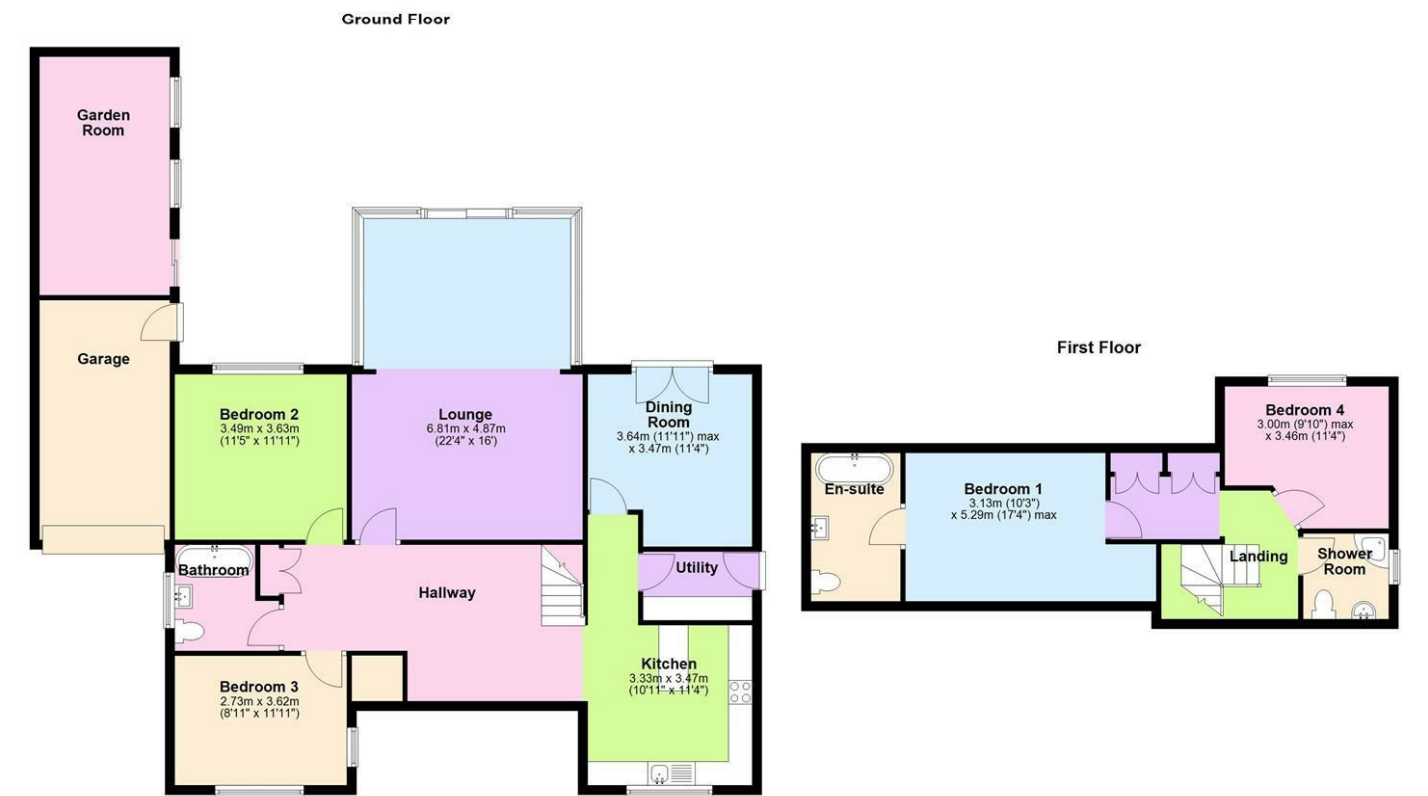## 65 Hall Carr Lane, Longton, PR4 5JL

£575,000

Nestled within a quiet rural village, this impressive four-bedroom detached house offers an ideal blend of generous living space, modern upgrades, all set within a large private plot.
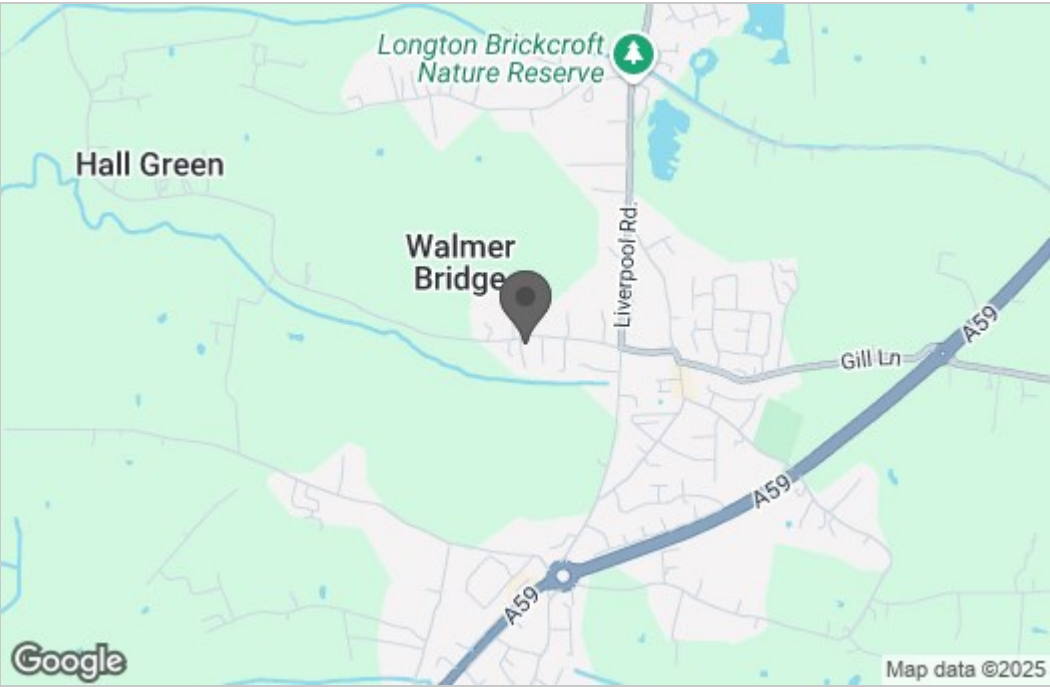
The property is approached via a spacious driveway providing ample off-road parking and access to the garage. To the rear, a large, south facing garden offers plenty of outdoor space, complemented by a versatile garden room perfect for a home office or studio. Internally, the house features two spacious reception rooms, ideal for both family living and entertaining. The recently renovated kitchen is fitted with a stylish range of modern units and integrated appliances, creating a fresh, contemporary feel, along side the separate Utility Room. There are four well-proportioned bedrooms, two on the ground floor and two on the 1st floor, the layout offers exciting potential for further extension; with the addition of dormer windows, the first floor could be significantly enhanced to create extra bedrooms or bathrooms subject to the necessary planning permissions. Previous planning permission had been granted for conversion of the garage and garden room into additional living accommodation. This would make a fantastic annexe.

This attractive home offers the perfect opportunity for buyers looking for a combination of peaceful village living, modern comforts, and scope to add value and space. If you have any questions or would like to arrange a viewing, please get in touch.
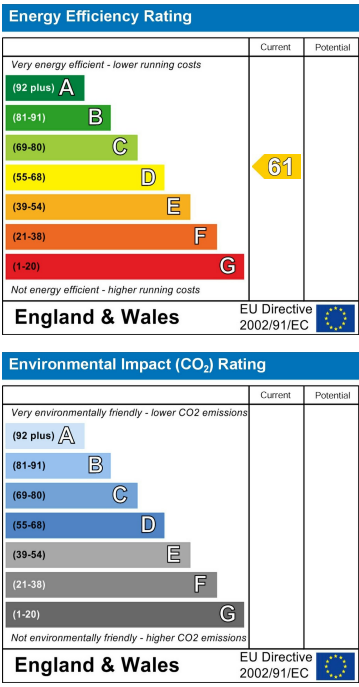
Floor Plan

Ground Floor

Garden Room

Garage

Bedroom 2
3.49m x 3.63m
(11'5" x 11'11")

Lounge
6.81m x 4.87m
(22'4" x 16')

Dining Room
3.64m (11'11") max
x 3.47m (11'4")

Bathroom

Hallway

Utility

Bedroom 3
2.73m x 3.62m
(8'11" x 11'11")

Kitchen
3.33m x 3.47m
(10'11" x 11'4")

First Floor

Bedroom 4
3.00m (9'10") max
x 3.46m (11'4")

En-suite

Bedroom 1
3.13m (10'3")
x 5.29m (17'4") max

Landing

Shower Room

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			

England & Wales — EU Directive 2002/91/EC

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