



The Willows, Longton Road, Barlaston, Staffordshire

**Tinsley
Garner**
independent property expertise





The Property

The Willows was built in the mid 1970s in an enviable position on the edge of Barlaston village overlooking farmland front and rear. This is a bright and spacious house with lots of natural light, offering well proportioned accommodation catering for every requirement of modern family life. featuring a welcoming reception hall, three reception rooms, large kitchen with space for casual dining, laundry and cloakroom, complemented upstairs by an elegant sufficiency of five double bedrooms, en-suite to the main bedroom and a family bathroom.

Ground Floor Accommodation

Recessed Porch, Reception Hall, Sitting Room, Dining Room, Morning Room, Kitchen, Rear Hallway, Cloakroom with WC, Laundry.

First Floor Accommodation

Gallery Landing, Main Bedroom with en-suite bathroom, four further double bedrooms, Family Bathroom. Four of the bedrooms have built-in wardrobes

Gross Internal Floor Area (including garage) 3085 sqft (287 sqm)

Gardens & Grounds

The Willows occupies a large plot with mature gardens extending to approximately 0.3 acres, with open views to the front and adjoins farmland to the rear. The house is set well back from the lane with a large frontage and to the rear enjoys a sunny south facing aspect. The rear garden is mainly lawn flanked by established borders, with expansive paved patio providing plenty of opportunity for out door living.

The house is approached over a long drive providing parking for a number of cars, leading to an integral two car garage with inspection pit. Pedestrian access to the left hand side and potential vehicular access to the right for anyone requiring parking behind the building line or considering relocating the garage to the rear of the house







Location

The Willows is in a lovely position on the eastern edge of this highly sought after Staffordshire village, enjoying views over farmland to the front and rear. The property is within fifteen minutes walk of the village centre with its church, primary school, two pubs and a host of amenities including health centre and dentist. The renowned Wedgwood Visitor Centre, and prestigious Lunar Restaurant operated by Michelin starred chef Niall Keating are within a mile.

Countryside walks are on the doorstep, with the National Trust Barlaston Downs Banks within half a mile and for those of you of a sporting persuasion the renowned course at Trentham Golf Club is a little over 2 miles distant.

Just over 4 miles away are the spectacular Trentham Gardens where 725 acres of award winning gardens and ancient woodland lie in wait of exploration, along with a unique shopping village, garden centre and regular outdoor events.

Minutes away from the A34, A50 and M6, the property is within easy commuting distance of The Potteries, Stone and Stafford and 10 mins from Stoke-on-Trent station: London Euston 1hr 40 mins, Manchester Piccadilly 45 mins, Birmingham New Street 40 mins.

Manchester, Liverpool, Birmingham and East Midlands airports are all within a hours drive.

General Information

Services: Mains water, electricity & drainage. Oil fired central heating

Council Tax Band G

Freehold Asking Price £820,000

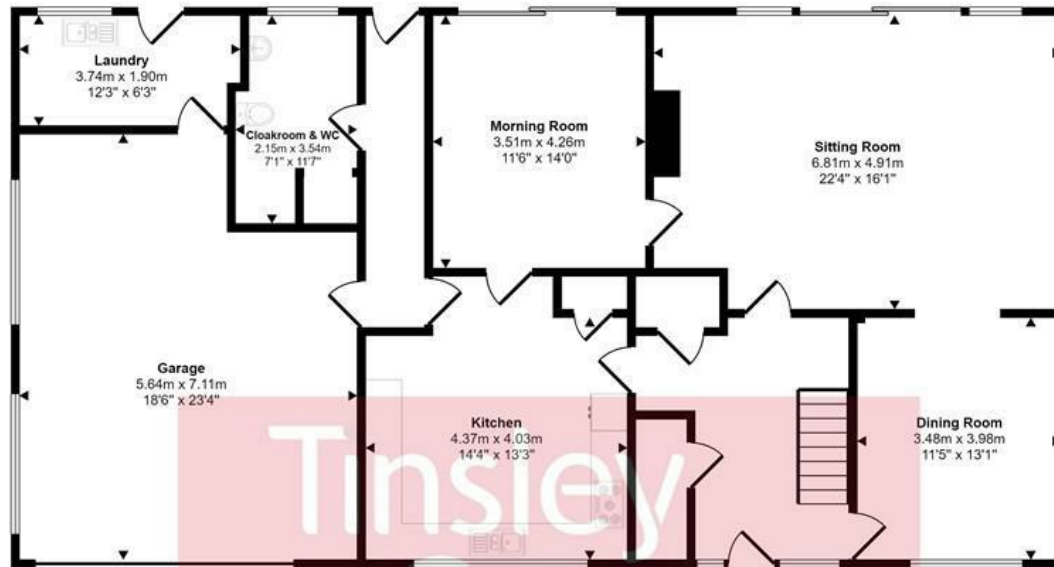
Viewing by appointment

For sale by private treaty, subject to contract.

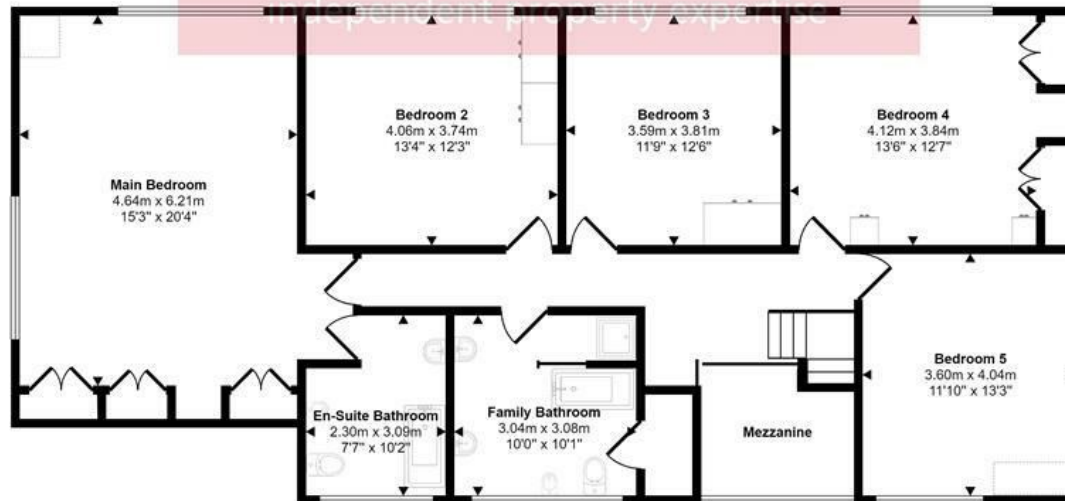
Vacant possession on completion



Approx Gross Internal Area
287 sq m / 3085 sq ft



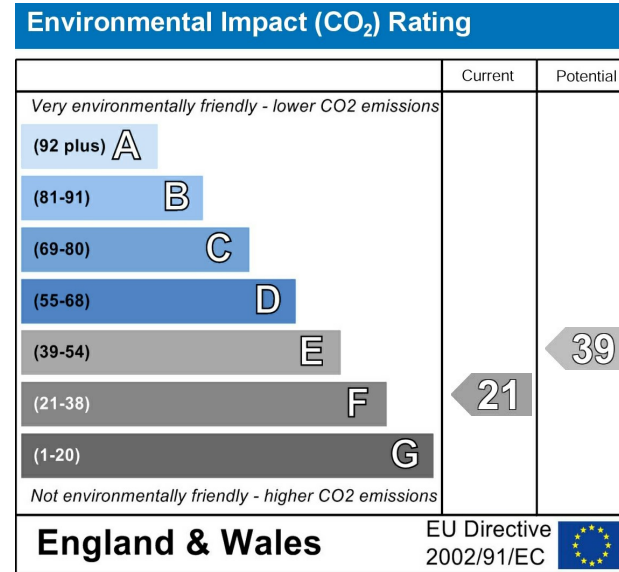
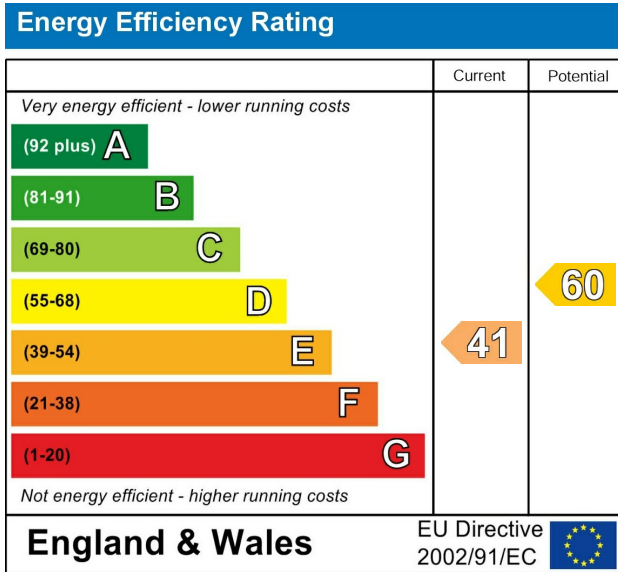
Ground Floor
Approx 159 sq m / 1711 sq ft



First Floor
Approx 128 sq m / 1374 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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