



Lane End 78 Longton Road, Barlaston, Staffordshire, ST12 9AU

**Tinsley  
Garner**  
independent property expertise





An opportunity to acquire a genteel family home in a green and leafy corner of this popular Staffordshire village, offering a peaceful retreat from the hustle and bustle of life, whilst still being conveniently close to local amenities. Lane End is a charming property that exudes character, offering spacious accommodation within the main house with the useful addition of a large coach house style garage which easily lends itself for use as a self-contained annexe, holiday let or home office. The house occupies a lovely plot extending to approximately 0.35 acres with mature gardens, plenty of opportunity for outdoor living and has both the space and potential to extend without sacrificing garden. The property is well maintained and ready to move in, and offers new owners the opportunity to stamp their mark.

#### Accommodation

##### Ground Floor

Recessed Porch, Reception Hall, Sitting room with bay window overlooking the garden, Lounge with French doors to the patio, Breakfast kitchen with doors opening to the patio and oil fired Aga range, study, cloakroom with WC and shower, walk-in pantry.

##### First Floor

Landing, Main bedroom with French doors opening to roof terrace over the entrance hall, two further double bedrooms, single bedroom and bathroom.

##### Outbuildings

There are two domestic stores attached to the main house with access from the patio. Attached Coach House style two car garage, with motorised roller shutter door. Side lobby with staircase to a large study / games room above the garage.

##### Gardens

Lane End occupies a large mature plot extending in total to approximately 0.35 acres. The gardens are mainly lawn with shrub and flower borders, several established trees and hedge boundaries. Paved patio area with access from both the lounge and kitchen. The house is approached over a long gravel drive providing parking for a number of cars.



## The Area

Lane End is located on the north western edge of Barlaston. The village enjoys a wide range of amenities including a primary school, thriving cricket club, church, two pubs, health centre, dentist and a variety of shops catering for the majority of day to day needs. The Trent & Mersey Canal and renowned Wedgwood Visitor Centre, are within walking distance as is the prestigious Lunar Restaurant.

Countryside walks are on the doorstep and the National Trust Barlaston Downs Banks within half a mile.

Just over 3 miles away are the spectacular Trentham Gardens where 725 acres of natural beauty and award winning gardens lie in await of exploration, as is the glorious ancient woodland, a unique outdoor shopping village and regular events.

Minutes away from the A34, A50 and M6, the property is within easy commuting distance of The Potteries, Stone and Stafford. Ten minutes from Stone railway station and 7 miles to 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 easy reach of Barlaston.

## General Information

Services; mains water, drainage & electricity. Oil fired central heating.

Council Tax Band G

Viewing by appointment

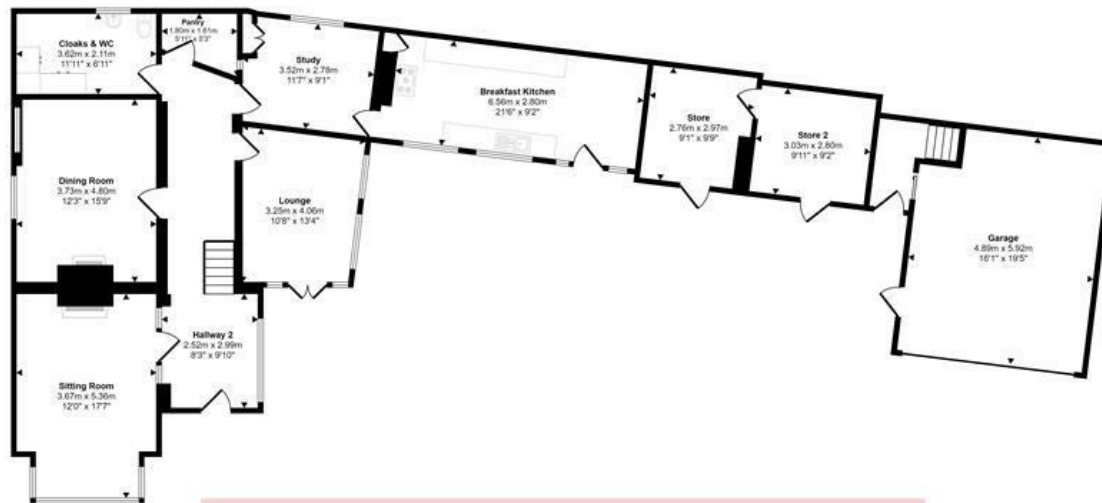
For sale by private treaty, subject to contract.

Vacant possession on completion

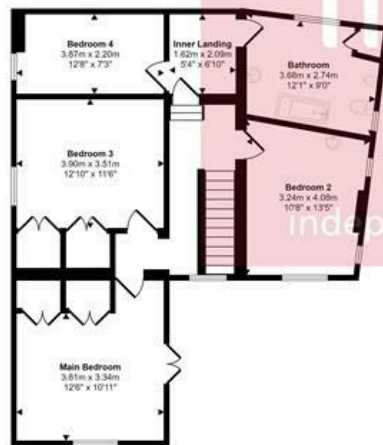
Freehold Asking Price; £775,000



Approx Gross Internal Area  
269 sq m / 2895 sq ft



Ground Floor  
Approx 160 sq m / 1722 sq ft



First Floor  
Approx 79 sq m / 855 sq ft



Garage First Floor  
Approx 30 sq m / 319 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>13</b>	<b>76</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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. Sizes of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.





The Market House Mill Street Stone ST15 8BA

01785 811800

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