



## Tree Tops, Longton Road

Barlaston, ST12 9AR

Offers over £750,000

**Tinsley  
Garner**

independent property expertise



A gracious family home situated in arguably one of the best positions in Barlaston village. Tree Tops was built in the 1950s and is set in large gardens in a quiet leafy location on the edge of the village within strolling distance of the local primary school, shop, cricket club, village pub and Barlaston Downs. The house features every accoutrement of a traditional family home with three elegant reception rooms, kitchen with conservatory extension, five bedrooms, two en-suite & a family bathroom. Moving to the outside, there are extensive lawn gardens, paved patio and ample space for outdoor living. combined with off road parking for a number of cars, and a detached two car garage with office / studio over. All in all Tree Tops has everything you would expect from a traditional family home and if you are seeking a little more space and privacy the house makes an excellent alternative to its modern counterparts.

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## Covered Porch

With quarry tile floor.

Entrance hall 2.97 x 2.70m (9'9" x 8'10")

Welcoming reception area with wooden half glazed front door, turned staircase to the first floor landing with oriel window to the front of the house, Radiator with decorative cover. Inner hallway leading through to the kitchen with under stairs store cupboard.

## Cloakroom

With white suite comprising WC & basin. Radiator.

Sitting Room 7.80 x 3.78m (25'7" x 12'5")

A bright & spacious sitting room which has windows to the front, side & rear overlooking the gardens and French doors opening to the side garden. Bay window to the front with window seat. Period style fireplace with marble surround, inset & hearth and living flame effect gas fire. TV aerial connection, several wall lights.

Dining Room 4.28 x 3.39m (14'1" x 11'1")

A lovely entertaining room which has a large window to the rear of the house overlooking the garden. Chimney breast with period style Elgin & Hall stone fire surround, slate inset & hearth and living flame gas fire. Built-in storage and illuminated display shelving to the chimney alcove and fitted dresser unit. Radiator with

decorative cover.

Dining Kitchen 10.70 x 3.12m (35'1" x 10'3")

Family Room 4.54 x 4.10m (14'11" x 13'5")

The perfect spot to enjoy your favourite movie in peace & quiet. A spacious family room with bay window to the front of the house, period style fireplace with stone surround, marble inset & hearth and electric flame effect fire. TV aerial connection. Radiator with decorative cover.

## Utility Room / Rear Hall

Fitted base storage cupboards with wooden work surfaces and Belfast sink unit with mixer tap. Plumbing for washing machine & space for a dryer. Inset low voltage lighting, Fired Earth terracotta floor tiling. Door to the side of the house and window to the rear. Radiator.

Landing 3.65 x 2.27m (12'0" x 7'5")

Spacious landing with dormer window to the front of the house, fitted wardrobes to one wall & additional storage.

Main Bedroom 4.65 x 3.44m (15'3" x 11'3")

A large main bedroom with dormer window to the front of the house. Extensive fitted furniture comprising: dressing table with fitted mirror and lighting and matching bedside cabinets. Walk-in wardrobe with



hanging space & shelving. Radiator with decorative cover.

#### En-suite Shower Room

With a white suite comprising: oversize walk-in shower enclosure with glass screen and thermostatic rain shower, fitted vanity cupboard with mirror over and wash basin, WC. Part ceramic tiled walls. Radiator.

#### Bedroom 2

Double bedroom with windows to the front & side of the house. Fitted contemporary style wardrobe with sliding doors. Radiator.

#### En-Suite Shower Room

White contemporary style suite with oversize corner quadrant shower enclosure with glass sliding screen & thermostatic rain shower, wash basin in vanity cupboard & WC. Part ceramic tiled walls. Window to the rear. Radiator.

#### Bedroom 3 3.75 x 3.02m (12'4" x 9'11")

Double bedroom with windows to the rear and side of the house, fitted wardrobes to one wall. Recess with wash basin in vanity cupboard. Radiator.

#### Bedroom 4 3.53 x 3.15m (11'7" x 10'4")

Double bedroom with window to the front of the house, fitted wardrobes to one wall with bed recess. Radiator.

#### Bedroom 5 3.11 x 1.81m (10'2" x 5'11")

Single bedroom with window to the rear of the house. Radiator.

#### Family Bathroom

With traditional style white suite featuring bath, wash basin in vanity cupboard, bidet & WC. Ceramic wall tiling to full height,



window to the rear of the house. Radiator.

#### Outside

Tree Tops occupies a lovely position in this mature tree lined road on the edge of Barlaston village, within strolling distance of local amenities and verging open countryside. The house is centrally positioned in its plot, with extensive lawn gardens to three sides bordered by established trees & hedgerows, and enjoys a large sunny paved patio extending across the rear of the house. In addition there is a large paved area to the side of the house with a wooden garden shed.

#### Garage & Parking 6.45 x 6.42m (21'2" x 21'1")

Gravel driveway with parking for a number of cars, leading to a detached brick built double garage with twin electrically operated roller shutter doors, light & power. The garage measures 6.45 x 6.42m and incorporates a gardener's loo.

#### Office 5.30 x 4.15m (17'5" x 13'7")

Situated above the garage with internal staircase and separate outer door. Ideal as a study or home office, three roof light windows and 'porthole' window to the front.

#### General Information

Services Mains gas, water, electricity & drainage. Gas central heating.

Council Tax Band G

Viewing by Appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.







