



Elmwood, Leek Road, Longsdon, ST9 9QF.  
Asking price of £825,000

Whittaker <sup>Est. 1930</sup>  
& Biggs

# Elmwood, Leek Road, Longsdon, ST9 9QF.

Elmwood is a high specification, five bedroom detached property nestled on an impressive plot in the highly desirable village of Longsdon, one of the most prestigious villages surrounding Leek.

This generously portioned property enjoys three reception rooms and four bathroom/shower rooms with double garage and landscaped gardens complete with hot tub.

You are welcomed into the property via the hallway which houses the staircase to the first floor, has a useful WC off and provides access to the kitchen and all three reception rooms which include a 28ft sunroom with dining area, sitting room, and home office.

Within the breakfast kitchen are units to the base and eye level and a large island unit with quartz worktops. It is well equipped with two integral Neff double ovens, two integral Neff ovens with grill, integral Neff microwave, integral Lamona wine cooler, integral Neff five ring ceramic induction hob, Neff retractable extractor fan, retractable plug socket, integral larder fridge, integral freezer, integral Lamona dishwasher, under floor heating, inset ceiling spotlights and plinth lighting. There are French doors to the rear garden, a large picture window to the side elevation and plenty of space for a dining table and chairs.

A useful utility is located off the kitchen with access to the rear garden and includes an integral washing machine and tumble dryer. The rest of the house is equally well appointed.

Four well-proportioned double bedrooms are arranged over the first floor with the principal bedroom having both en-suite facilities and a dressing area.

The family bathroom features a wall mounted, free standing bath with separate shower enclosure, vanity wash hand basin and low level WC.

To the second floor is a large bedroom with en-suite and built in storage, as well as a useful storage room that is currently being used as a den.

The property is approached through electric gates, over a tarmac driveway leading to the double garage and parking area suitable for multiple vehicles.

To the rear there are landscaped gardens with two paved patios for outdoor dining, a generous lawn backing on to neighbouring countryside and the welcome addition of a six seat hot tub! A variety of mature trees and shrubs provide seasonal interest.

A viewing is highly recommended to appreciate this property's high specification, location and large living space.



## Ground Floor

### Entrance Hall 14' 7" x 14' 1" (4.45m x 4.28m)

Max measurement

Composite double glazed door to the frontage, UPVC double glazed sidelight windows to the frontage, tiled floor, under floor heating, stairs to the first floor, under stairs storage, inset ceiling spotlights, WC off.

### WC 6' 7" x 3' 7" (2.00m x 1.08m)

UPVC double glazed window to the frontage, vanity wash hand basin, brushed gold mixer tap, concealed cistern low level WC, under floor heating, extractor fan.

### Sitting Room 20' 5" x 14' 2" (6.22m x 4.33m)

2 x UPVC double glazed windows to the side aspect, 2 sets of oak glazed double doors, log burner, granite hearth.

### Study 14' 2" x 7' 9" (4.33m x 2.37m)

UPVC double glazed bay window to the frontage, UPVC double glazed window to the side aspect, inset ceiling spotlights, under floor heating.

### Sunroom 27' 6" x 28' 8" (8.38m x 8.74m)

Max measurement

2 x skylights, double glazed bi-fold doors to the rear, UPVC double glazed French doors to the side aspect, UPVC double glazed sidelight windows to the side aspect, tiled floor, under floor heating, inset ceiling spotlights.

### Kitchen/Breakfast Room 32' 3" x 14' 6" (9.83m x 4.41m)

UPVC double glazed French doors to the rear, UPVC double glazed sidelight windows to the rear, 2 x UPVC double glazed window to the side aspect, UPVC double glazed picture window to the side aspect, UPVC double glazed picture window to the frontage, units to the base and eye level, island unit, Quartz worktops, undermount ceramic sink and a half, chrome mixer tap with spray attachment, 2 x Neff integral double ovens, 2 x Neff integral oven with grill, integral Neff microwave, integral Lamon wine cooler, integral Neff 5 ring ceramic induction hob, Neff retractable extractor fan, retractable plug socket, integral larder fridge, integral freezer, integral Lamona dishwasher, tiled floor, under floor heating, inset ceiling spotlights, plinth lighting.

### Utility room 15' 9" x 9' 1" (4.79m x 2.77m)

Max measurement

UPVC double glazed door to the rear, UPVC double glazed window to the left side aspect, UPVC double glazed window to the right side aspect, units to the base, integral washing machine, integral dishwasher, stainless steel sink with drainer, chrome mixer tap, tiled floor, under floor heating.

## First Floor

### Landing 18' 6" x 9' 10" (5.65m x 3.0m)

Max measurement

Oak banisters, glass balustrade, glass balcony, inset ceiling spotlights, UPVC double glazed picture window to the frontage, stairs to the second floor, storage cupboard.

### Bedroom One 32' 5" x 14' 7" (9.87m x 4.44m)

Max measurement

UPVC double glazed French doors to the rear, UPVC double glazed sidelight windows to the rear, glass Juliette balcony, 2 x UPVC double glazed windows to the side aspect, UPVC double glazed window to the frontage, radiator, inset ceiling spotlights, built in wardrobes, storage room off, en-suite.

### En-suite 9' 1" x 8' 11" (2.76m x 2.73m)

UPVC double glazed vertical window to the side aspect, shower enclosure, chrome fitments, rain fall shower head, freestanding bath, freestanding chrome taps and shower attachment, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, black column vertical radiator, inset ceiling spotlights.

### Bedroom Three 14' 4" x 9' 11" (4.37m x 3.01m)

UPVC double glazed window to the rear, radiator, inset ceiling spotlights, en-suite.

### En-suite 8' 9" x 4' 2" (2.66m x 1.28m) Max measurement

UPVC double glazed window to the rear, shower enclosure, chrome fitments, rain fall shower head, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, inset ceiling spotlights.

### Bedroom Four 13' 0" x 10' 8" (3.95m x 3.26m)

UPVC double glazed window to the rear, radiator, built in storage cupboard, inset ceiling spotlights.



**Bedroom Five** 13' 4" x 9' 5" (4.06m x 2.88m)

UPVC double glazed window to the frontage, built in wardrobes, radiator, inset ceiling spotlights.

**Bathroom** 9' 4" x 8' 4" (2.84m x 2.53m)

UPVC double glazed window to the side aspect, shower enclosure, chrome fittings, rainfall shower head, wall mounted freestanding bath, freestanding chrome water fall tap with handheld shower attachment, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, inset ceiling spotlights.

**Second Floor**

**Bedroom Two** 18' 0" x 14' 4" (5.48m x 4.37m)

Skylight to the rear, storage cupboard, radiator, inset ceiling spotlights, en-suite.

**En-suite** 13' 9" x 7' 9" (4.18m x 2.36m)

Skylight to the rear, shower enclosure, chrome fittings, rainfall shower head, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator.

**Storage Room / Den** 11' 11" x 6' 10" (3.64m x 2.08m)

Radiator.

**Garage** 20' 10" x 19' 11" (6.34m x 6.06m)

Electric roller, UPVC double glazed pedestrian door to the the side aspect, wall mounted gas fired Keston boiler, UK Cylinder hot water tank, expansion vessel, power and light.

**Externally**

To the frontage, wall boundary, tarmacadam driveway, electric gates.

To the rear, mainly laid to lawn, fence boundary, 2 x Indian stone patio area, well stocked borders, 6 seater 32 amp hot tub.







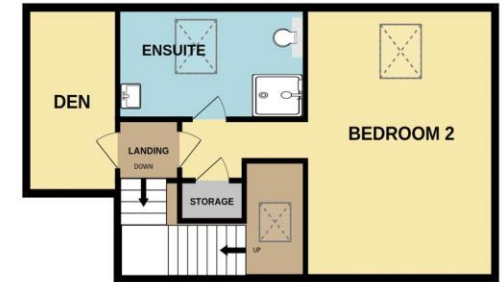
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From our Derby Street, Leek, offices proceed along Haywood Street, follow this road for a short distance proceeding straight ahead at the traffic lights into Broad Street and at the mini roundabout proceed straight ahead on to the A53 Newcastle Road. Follow this road proceeding up the bank locally known as Ladderedge and as you enter the village of Longsdon. Continue along this road for a short distance passing the The Wheel public house and the property is located on the left hand side.

## Situation

Longsdon is regarded as one of the most prestigious villages surrounding the Leek area and is offers lovely, wooded scenery together with the Deep Hayes Country Park and Caldon Canal, all of which are within easy walking distance. The village has an active community with a strong spirit and whilst the rural setting offers tranquillity, this location is well placed for commuting into the popular historic market town of Leek which is some 3 miles to the Northeast. The town offers an abundance of local traders and independent shopping whilst also boasting traders such as Sainsburys and Morrisons. Longsdon is also well placed for good local schools including Endon and, in the private sector, for Kings School and Beech Hall School, Macclesfield.

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