



Whitehaven, Leek Road, Longsdon, Staffordshire Moorlands, ST9 9QF.
Offers in the Region Of £615,000

Whittaker & Biggs Est. 1930

Leek Road, Longsdon, Staffordshire Moorlands, ST9 9QF.

Whitehaven is a stunning 1930s designed three-bedroom detached residence, which is nestled on a approximate 0.47 of an acre plot, having rural views to the rear and located in the sought after semi-rural village of Longsdon. The property boasts many features from its original design, which includes some eye-catching plaster work to the sitting room ceiling, panelling and a stain glass window within the dining room. The plot and design of Whitehaven offers so much scope to develop the current structure, or to further extend and create additional accommodation, subject to planning and building regulation approval. The property has a horseshoe driveway to the frontage, benefitting from two vehicular accesses, large lawned area to the front, double garage to the side and extensive garden to the rear. Internally two sizeable reception rooms, plus conservatory to the rear and a 16ft kitchen/breakfast room.

You're welcomed into the property via the porch, then through to the hallway, which has a useful storage cupboard. The sitting room has original panelling, feature plaster work to the ceiling, marble style hearth, surround, wood mantle and French doors to the conservatory. The conservatory is constructed of wood and has French doors opening out to the rear garden. The dining room is a generous space with ample room for a family sized dining table and chairs, feature circular stain glass window and gas fire with tiled hearth, surround and mantle. Located to the rear of the property is the breakfast kitchen, this room incorporates a breakfast bar, range of fitted units to the base and eye level, exposed brick chimney breast, bay window to the rear, gas fired boiler, integrated fridge/freezer, Whirlpool ceramic hob, hotpoint electric fan assisted oven, integrated Bosch dishwasher, space for a washing machine and ample room for a dining table and chairs.

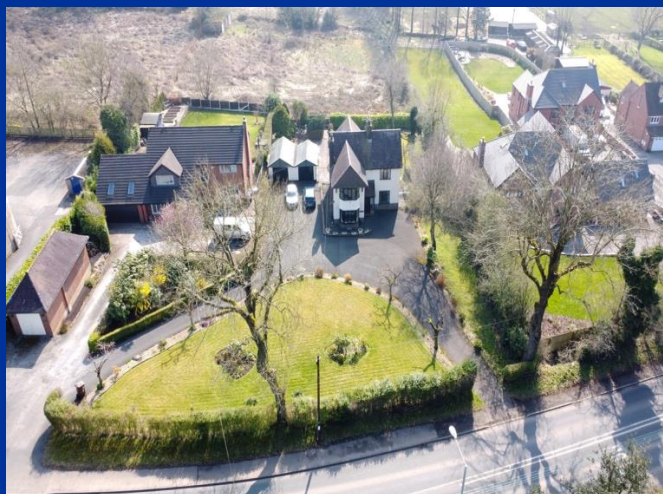
To the first floor the landing has useful store and provides access to three well proportioned bedrooms. Bedroom one has a range of fitted bedroom furniture, and feature bay window to the rear. The bathroom suite incorporates a panel bath with electric triton shower over, pedestal wash hand basin and separate WC.

Externally to the frontage is a large tarmacadam driveway, two vehicle accesses and parking for a number of cars, caravan, boat or even a motorhome if so desired. The double garage has two up and over doors, power and light connected. The rear garden is laid to lawn, patio, well stocked borders and pond.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, plot, period features, privacy and further potential.

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 North East. 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.



Ground Floor

Porch 5' 5" x 3' 10" (1.64m x 1.17m)

Wood glazed door to the frontage, wood glazed window to the frontage, wood glazed window to the side, tiled floor.

Hallway 17' 2" x 10' 2" (5.24m x 3.09m) Max measurement

Wood glazed door to the frontage, stairs to the first floor, under stairs storage cupboard, radiator.

Sitting Room 17' 10" x 11' 11" (5.44m x 3.62m) Max measurement

Wood double glazed window to the frontage, 2x wood double glazed windows to the side aspect, wood glazed French doors to the rear, wood glazed window to the rear, radiator, gas fire on a marble effect hearth and surround with wood mantle.

Conservatory 12' 5" x 11' 3" (3.78m x 3.43m) Max measurement

Wood double glazed construction, polycarbonate roof, French doors to the side aspect, tiled floor.

Dining Room 16' 5" x 12' 11" (5.01m x 3.94m) Max measurement

Wood double glazed bay window to the frontage, wood glazed circular stained glass window to the side aspect, radiator, gas fire, tiled hearth and surround, wood mantle.

Kitchen/Breakfast Room 16' 10" x 13' 1" (5.14m x 4.00m) Max measurement

Wood double glazed bay window to the rear, UPVC double glazed door to the rear, 3x wood double glazed windows to the side aspect, exposed brick chimney breast, Potterton Kingfisher II gas fired boiler, units to the base and eye level, breakfast bar, composite sink with drainer, chrome mixer tap, integral fridge freezer,

Whirlpool ceramic hob, Hotpoint electric fan assisted double oven, space and plumbing for a washing machine, integral Bosch dishwasher, tiled floor, space for a dining table and chairs, radiator.

First Floor

Landing 17' 2" x 9' 11" (5.24m x 3.02m) Max measurement

Wood glazed stained glass window to the side aspect, radiator, store cupboard, loft hatch.

Bedroom One 17' 10" x 11' 11" (5.44m x 3.62m) Max measurement

Wood double glazed window to the frontage, 2x UPVC windows to the side aspect, UPVC double glazed bay window to the rear, 2 x radiators, fitted wardrobes, dressing table and drawers.

Bedroom Two 16' 6" x 11' 9" (5.03m x 3.58m) Max measurement

Wood double glazed bay window to the frontage, 2x radiators.

Bedroom Three 10' 10" x 8' 9" (3.30m x 2.66m)

Wood double glazed window to the rear, radiator.

Bathroom 7' 6" x 7' 1" (2.29m x 2.17m)

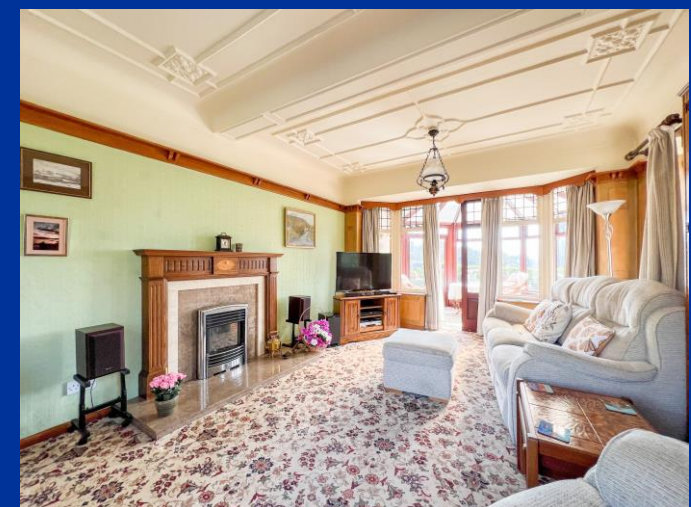
UPVC double glazed window to the rear, panel bath, chrome taps, electric Triton shower over, glass shower screen, pedestal wash hand basin, chrome mixer tap, airing cupboard housing the hot water tank, radiator.

WC 4' 4" x 3' 0" (1.31m x 0.92m)

Metal glazed window to the side aspect, low level WC.

Loft

Part boarded, pull-down-ladder, light.



Externally

To the frontage, horseshoe tarmacadam driveway (left side has shared access with neighbour), double garage, mainly laid to lawn, hedge boundary, mature trees and shrubs, gated access to the rear on both sides. To the rear, mainly laid to lawn, paved patio, hedge and fence boundary, mature trees and shrubs.

Garage

Power and light, work benches, inspection pit, manual doors, pedestrian door to the side.

Note:

Council Tax Band: G

EPC Rating: E

Tenure: Freehold

Services:

Heating – Mains Gas

Electric – Mains

Sewerage – Septic Tank

Water – Mains







GROUND FLOOR



1ST FLOOR





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 immediately after the village hall.

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