



Maria B Evans Estate Agents Limited

Orchard House, 259 Chapel Lane, New Longton, PR4 4AD

Offers in the region of £1,600,000



- Stunning and substantial contemporary residence
- 5285 square feet of accommodation over three floors
- Finished to an exceptional specification throughout
- Impressive entrance hallway with galleried landing
- Four comfortable and generously spacious living rooms
- Breakfast kitchen with Matthew Marsden cabinetry
- Dining and living areas with bespoke upholstery
- Separate kitchen-complementary utility and laundry
- Five double bedrooms including master suite
- Principal bathrooms and en suite to three bedrooms
- Set within a half of an acre of formal gardens
- Pastoral and woodland aspects to the rear
- Private gated driveway and detached double garage

The anthracite, insulated steel front door is set into a full height glazed surround and opens to the impressively spacious hallway with dazzling monochrome décor and a central chandelier point. A black iron geometric spindle staircase rises to the first-floor galleried landing and frames the Crittall double doors beneath which give way to the living dining kitchen. Porcelain tiled flooring continues through the rooms off and has underfloor heating which warms the whole of the ground floor.



Immaculate and elegant accommodation is found throughout the residence which has been finished to a high specification featuring open plan living space, Lutron lighting, Sonos sound system and fenestration design affording a naturally serene aura to dominate. From the hall, the formal dining room and study both overlook the driveway, the latter having a fitted Matthew Marsden dresser-style cabinets to one wall forming a desk with side cabinets and shelves.



Lit by recess downlights, a door to the inner hall reveals further fitted cabinets for coats and shoes plus housing for the meter cupboards. The cloakroom is fully tiled in black marble effect porcelain with matching plinth supporting a contemporary Villeroy & Boch wash hand basin with Axor tap, and a wall mounted WC. The principal lounge features glazed panels to either side of a central door to the front and pendant light. The eye is drawn to the dark oak media unit with a wall mounted television point having a broad, raised, log-effect electric fire beneath.



To the rear elevation, the living-dining-kitchen has two sets of sliding patio doors to the garden and Sonos sound system speakers to the ceiling which is dotted with recessed downlights, creating the perfect family hub. The splendid range of Matthew Marsden Culbeck Brook style kitchen cabinets in ivory with brass bar handles and a contrasting black island breakfast bar having a concave end with integrated settle and breakfast table. Quartz worktops surround and incorporate a Villeroy & Boch porcelain under-mount sink unit with mixer tap and Gold Swathe antique mirror splash-back. The island has an Elica four-spot induction hob with integrated extractor fan whilst to one wall is a bank of floor to ceiling units housing twin Miele eye-level ovens and central microwave. Also integrated is a Fisher Paykel double fridge and drawer freezer, Miele dishwasher and canopy lighting.



Moving to the living area, there is an attractive L-shaped corner sofa and corresponding wall-mounted media panel with housing for a 40-inch television and sound bar. Adjacent, the games room also has kitchen complementary bench-style upholstery and side tables plus cabinetry to the bar area with integrated dishwasher and wine fridge. This room also has a wall-mounted television point and is lit by recessed downlights and perimeter lighting.



The kitchen-complimentary utility room has an under-mount Belfast sink unit with etched side drainer, eye-level space for a washing machine and tumble dryer, a settle with shoe store beneath and coat rack over and a door to the laundry room which also houses the communication systems.

The first-floor landing gives away to three very spacious bedrooms – including the master suite - each with en suite facilities and floor to ceiling SB Bespoke bed-heads with mirrored side panels and bedside pendant lights above the nightstands.



Double doors open to the master suite where the bedroom area has double doors to a broad, composite decked balcony with glass balustrade and fabulous views across the garden and the verdant woodland beyond. The dressing room has panel windows to the rear and is expertly fitted with a range of wardrobes and drawer banks to the side walls, incorporating accessory and shoe shelves. Fully tiled in stone effect porcelain, the en suite has a five-piece Villeroy & Boch collection of twin vanity-set wash and basin with illuminated mirror over and wall-mounted taps, wall-mounted WC, stand-alone bathtub with wall-mounted faucets and hand shower, and a walk-in glazed cabinet with monsoon overhead shower and hand attachment. There is also a wall-mounted mirror glazed heated towel rail to warm the room.



Bedroom two overlooks the front, has a wall-mounted television point and an opening to the dressing room with two Velux windows, a range of three double wardrobes - one with mirror front - to one wall whilst the second wall has a central dressing table and accessory shelves to the sides. Warmed by a chrome ladder heated rail, the en suite is tiled in white marble effect porcelain as the backdrop to the stand-alone bathtub with wall mounted Hansgrohe fittings, vanity drawer-set console-style wash hand basin, a wall-mounted WC, and a step-in wet-room style shower with rainfall and hand attachments and a glass protective screen.



Bedroom three also overlooks the front, has a wall-mounted television point and fitted wardrobes. The en suite has a white three-piece Villeroy & Boch suite of vanity drawer-set console-style wash hand basin with illuminated mirror over, a wall-mounted WC, and walk-in shower with glass screen – plus a white ladder heated towel rail

The second-floor landing with glass balustrade overlooking the entrance hall, is lit by two wall lights and has a walk-in cupboard for storage.

The bathroom is fully porcelain tiled in a natural melange and the three-piece suite comprises a large shower cubicle with glass screen and Hansgrohe attachments, wall-mounted WC, and a wall-mounted vanity unit with a Villeroy & Boch black-and-white wash hand basin, wall mounted tap and illuminated mirror and shaver point over. A black ladder heated rail warms the towels and a loft space houses the hot water tank and the gas central heating boiler.

Bedroom four is a spacious double room with two windows to the rear having a wall mounted television point. Bedroom five is currently used as a gymnasium, has a window to the rear, wall mounted television point, wood laminate flooring, and a low-level fitted storage cupboard.



This striking, white rendered property is set beyond electronically controlled gates which open to the Tarmac driveway offering parking for four/five cars and lined by shrub planting. Set to the side, the detached garage has electric up-and-over doors, power, light and water supply. There is outside lighting and CCTV security cameras. The property has gates to either side giving access to the extensive rear garden which is laid to lawn and has both fence and hedge boundaries.

The porcelain tiled sun terrace stretches across the rear elevation, has sleeper-edged borders with a planted array of espaliered Portuguese laurel, box and olive trees. There is an al fresco dining and barbecue area, space and power for a hot tub, armoured power points and lighting to the borders for evening time.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is South Ribble Borough Council

The EPC rating is TBC

The Council Tax Band is TBC

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.