



## Maria B Evans Estate Agents Limited

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**102 Chapel Lane, Longton, PR4 5FB**

**Offers in the region of £895,000**



- Handsome detached home with attractive brick-details
- Set in approximately 3.6 acres of garden and paddock
- Complementary built double garage/store and kitchen
- Detached timber-built stable/kennel/workshop with power
- Three generously spacious reception rooms
- Modern Shaker-style dining kitchen and utility room
- Four good-sized first-floor double bedrooms
- Master bedroom with three-piece en suite bathroom
- Family bathroom with four-piece white suite
- Timber double glazed leaded windows throughout
- All rooms warmed by gas central heating radiators
- Illuminated driveway parking for numerous cars
- Courtyard with wagon/trailer parking/turning space
- Set down a lengthy drive of approximately 0.3 miles
- Approximately 0.7 miles to local amenities and shops

The hardwood front door with glazed insets opens to the hallway which has a window to the front, is lit by wall lights, has two radiators and Karndean flooring. A mahogany spindle staircase rises and turns to the first-floor galleried landing, has a cupboard beneath, and polished mahogany doors open to each of the rooms. Just off the hall, the cloakroom is fitted with a two-piece suite and a window.

The living room has a window to the front, two to the side and the room is lit by two wall lights and a central pendant light to the ceiling with exposed beams. The focal point of the room is the cast iron fireplace and slate hearth which houses a gas coals fire, and there is a television point to the side.



The dual aspect principal lounge has a bay window to the front, two side windows and is also lit by two ceiling lights and two wall lights. The wood laminate flooring offers a sleek finish and the eye is drawn to the tall, carved stone fireplace with split level stone hearth surrounding an EFEL woodburning stove.



Double doors give way to a Garden room which has leaded windows to the rear and side offering beautiful open aspect views. French windows open up to the rear plus two Velux skylight windows to the vaulted ceiling. Lit by wall lights and with wood laminate flooring, there is space for a sofa as well as a dining table and chairs, and further double doors open into an inner hall.

The inner hall has a study area with a ceiling light and the ceramic tiled flooring continues into the dual aspect dining kitchen with windows to the side and rear plus recess downlighting. Three walls are fitted with a range of sage green Shaker style

wall and base cabinets to include drawers and having mosaic splash-tiling between levels. Coordinating granite worktops surround and have an inset under-mount one and a half bowl sink unit with mono block tap over. Also inset is a Hotpoint four-ring induction hob with a chimney-style extractor fan above and a Samsung double oven and grill below. Integrated appliances include a larder fridge and an automatic dishwasher.



The adjacent utility room has a rear window, a ceiling light and is fitted with medium-oak cabinets and Formica-style worktops with under-counter plumbing for a washing machine, space for a tumble dryer and space for a freezer. The Baxi wall-mounted gas central heating boiler is also housed here.

The L-shaped landing has a chandelier point above the stairwell plus two pendant lights. There is a loft access point, a cupboard for linens and a further cupboard housing the hot water cylinder tank and cold-water tank.

The dual aspect master bedroom has windows to the front and side, a pendant light and over-bed wall lights. The room is fitted with a good range of cherrywood bedroom furniture to incorporate wardrobes, drawer banks, a dressing table and nightstands. The adjacent en suite has a window to the front, a ceiling light, extractor fan and a chrome ladder-style heated towel rail. Tiled in natural shades to the floor and splash areas, the three-piece suite comprises a close coupled WC, vanity cabinet-set console wash hand basin with illuminated mirror above, and a panelled bath with protective glass screen and shower over.



Lit by a pendant light, bedroom two is also a good-sized dual aspect double room with space bedroom furniture. Bedrooms three and four have windows to the front and rear, respectively, and both have pendant lights.

The family bathroom has a window to the rear, ceiling light, a radiator plus a chrome ladder style heated towel rail. Tiled to dado height in natural shades with tile effect vinyl flooring, the four-piece white Heritage suite comprises a panelled bath with central taps, a pedestal wash hand basin, low flush WC, and corner shower cabinet with Triton Trance power unit plus a recessed down-light and extractor fan above.

This handsome family home with attractively detailed brickwork is set down a lengthy track which arrives at a pebble driveway with parking for numerous vehicles and leading to a detached complementary double garage with two up-and-over doors, power and light and having both interior and exterior access points to the end-to-end kitchenette with WC and workshop with sliding rear door access for ride on mowers.



The extensive fence and hedge enclosed lawn garden wraps around the side and rear, having picket gate access to the paddock and the adjoining field measuring some 2.5 acres, and a five-barred gate to the stable courtyard. The side garden has a large, lined nature pond, dotted with shrubs and an apple tree and has a stile to the field. The rear lawn garden has island shrub planting and to one end, a hen cabin with chicken run areas to either side.





Across the sensor-lit parking area is a large timber-built outbuilding which comprises of two stables, a tack room, kennel and hay storage area (currently used as a workshop) and a store to the other end. Both have single- and double-door access, power and light.



Beyond the parking area is the stable courtyard with both parking and turning area for horseboxes and trailers and having a further metal gate to the paddock and the woodland area beyond. The property is served by a Klargest treatment plant.



**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 C**

**The Council Tax Band is G**

**The property is served by septic tank**

**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.