23 PEAR TREE CROFT

LONGTON, PRESTON, PR4 5AT

£850,000

FREEHOLD

• Stunning Detached Family Home in Excellent Village Location • Set Within 1/3 Acre Plot OTA • Extremely Versatile Accommodation • Five Double Bedrooms & Three Bathrooms • Suitable Annexe Wing • Fabulous Lounge, Dining & Luxurious Kitchen, Pantry & Utility Room • Two Further Generous Reception Rooms • Great Outdoor Entertaining Space & Secluded Grounds • Lots of Driveway Parking, • Walking Distance To Village Centre & Outstanding Local Schools

MARIE HOLMES

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Introducing 23 Pear Tree Croft...

Nestled in the heart of the highly sought-after village of Longton, this exceptional executive residence offers the perfect blend of luxury, privacy, space, and versatility. Occupying an impressive plot of approximately one-third of an acre, this remarkable home is beautifully positioned within mature surroundings, featuring expansive lawned gardens, a charming tree-copse area, generous double driveways, and an outstanding outdoor entertainment space.

From the moment you arrive, the property makes a lasting impression. A striking entrance porch leads into an elegant formal reception hall, setting the tone for the quality and scale found throughout. Designed with modern family living in mind, the ground floor boasts a spectacular open-plan family living space incorporating a stylish dining area and a luxurious contemporary kitchen, complemented by a separate pantry and utility room for added practicality.

In addition, there are two substantial reception rooms offering flexible living and entertaining options, alongside two generously sized ground-floor bedrooms. A further open-plan lounge and dining kitchen area provides excellent versatility and could easily function as a self-contained annexe, making it ideal for multi-generational living, guest accommodation, or independent family members. A well-appointed ground-floor shower room completes the accommodation on this level.

To the first floor, the property continues to impress with three further spacious double bedrooms. The stunning principal suite benefits from a dedicated dressing area and a private en suite shower room, while the remaining bedrooms are served by an additional modern shower room.

Despite its wonderfully private and discreet setting, the property remains within easy walking distance of Longton's vibrant village centre, renowned for its selection of independent boutiques, stylish bars, popular restaurants, and thriving local businesses. Viewing comes highly recommended to fully appreciate.

Entrance Porch
9'2" x 5'9" (2.79 x 1.75)
With a stylish composite door to the front elevation, great boot room and cloaks area, glazed frame and side panel to the entrance hall.

Entrance Hall
13'9" x 13'2" (4.19 x 4.01)
With a glass and oak staircase to the first floor, ceiling and wall lights, doors off.

Formal Lounge
22'2" x 15'0" (6.76 x 4.57)
A stunning room with a stylish media wall incorporating a contemporary log effect electric fire and being back lit. Concealed spot lights, two uPVC double glazed bay windows and further uPVC double glazed window to the side.

Reception 2 Games Room
16'9" x 14'6" (5.11 x 4.42)
With bi-folding double glazed doors opening onto the rear, additional double glazed windows to each side, spot lights, wall lights and two feature radiators.

Kitchen, Dining & Sitting - Family Room
24'4" x 23'0" (7.42 x 7.01)

Kitchen
A very well designed and installed luxury fitted shaker style kitchen with a vast amount of integral appliances, Siemens electric oven, plate warmers, Siemens combination microwave, induction hob and extractor hood, two Caple dishwashers situated in a large island unit, there is also a sink unit and Quooker tap and lots of breakfast bar seating, integrated Siemens larder fridge and freezer, fabulous larder cupboard being oak internally with handy spice shelves, power and light.

Pantry Room
8'9" x 4'8" (2.67 x 1.42)
A fabulous addition that matches the original kitchen with lots of additional shelf storage areas. This area then opens to the utility room.

Utility room
8'2" x 8'1" (2.49 x 2.46)
With base, wall and larder cupboard units, plumbing for an ice making fridge, plumbed for laundry appliances, door to rear.

Potential Annexe Wing
This part of the property could easily be a large self contained annexe, or different part of it.

Ground Floor - Bedroom Four
15'3" x 10'2" (4.65 x 3.10)
With uPVC double glazed window to the front, ceiling light and radiator, currently utilised as a further dining room.

Ground Floor Bedrooms Five
14'10" x 11'10" (4.52 x 3.61)
Currently utilised as an additional sitting room with uPVC double glazed window to the rear, ceiling light and radiator.

Ground Floor Shower Room
8'9" x 5'2" (2.67 x 1.57)
With a three piece suite comprising double size glazed shower enclosure with mains shower, wash hand basin and low suite W. C.

Inner Hall
A useful space with fitted cupboards for cloaks and shoe storage and door to Kitchen & Sitting Area.

Kitchen & Sitting Area
20'8" x 9'4" (6.30 x 2.84)
With space for a sitting and dining area and the kitchen with a range of base units, uPVC double glazed door and window to the rear.

First Floor Landing
14'4" x 9'1" (4.37 x 2.77)
With oak and glazed balustrade, uPVC double glazed window to the rear, built in wardrobe, great study area , storage to eaves, radiator and doors off.

Master Bedroom Suite
Comprising, dressing area, main bedroom and en suite.

Dressing Area
13'9" x 6'9" (4.19 x 2.06)
With uPVC double glazed window to the rear, ceiling light and opens to main bedroom area.

Bedroom One
14'7" x 11'9" (4.45 x 3.58)
With uPVC double glazed window to the side and rear, ceiling and wall lights, radiator and door to ensuite.

En Suite
13'0" x 10'3" (3.96 x 3.12)
With a four piece suite comprising free standing bath, low suite W.C. his and hers combined wash hand basin on a vanity unit and glazed shower compartment with two shower heads serving a mains shower, part tiled elevations and uPVC double glazed window to the front.

Bedroom Two First Floor
14'9" x 11'10" (4.50 x 3.61 (4.49 x 3.60))
With uPVC double glazed window to the rear, fitted wardrobes and drawers to window seating, ceiling light and radiator.

Bedroom Three First Floor
17'4" x 12'0" (5.28 x 3.66)
With uPVC double glazed windows to the side and front with built in window seat storage, walk in wardrobes, ceiling light and two radiators.

First Floor Shower Room
With a three piece suite comprising low suite W.C. wash hand basin and glazed shower compartment.

Outside

Rear & Side Grounds
The property is approached by a "feed in" driveway and main driveway parking areas, the grounds are laid to lawn and there is a well stocked copse to the front, pathways and well stocked borders. To the direct rear is an entertaining area where the garden design has composite decked area, paved patios and barbeque.

Garage
There is a garage with an up and over electric door.

Agents Notes
VIEWING:
Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied

upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?
If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

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ADDITIONAL INFORMATION

Local Authority – South Ribble Council

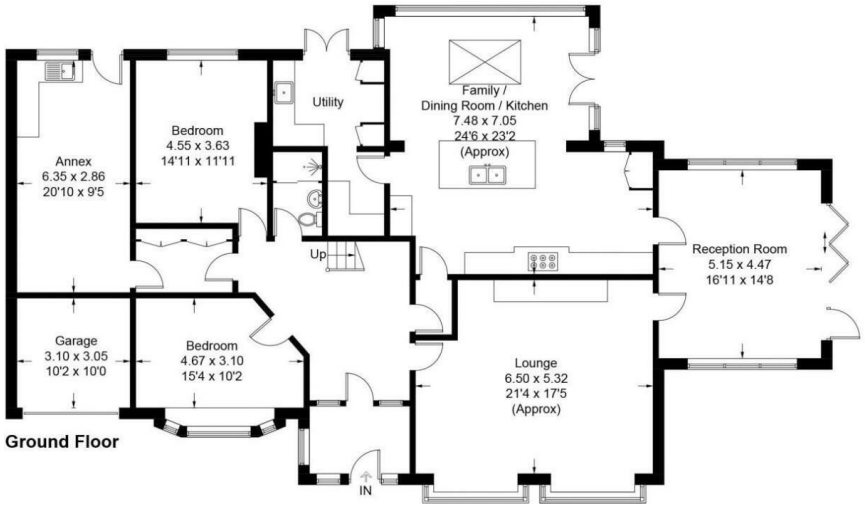
Council Tax – Band F

Viewings – By Appointment Only

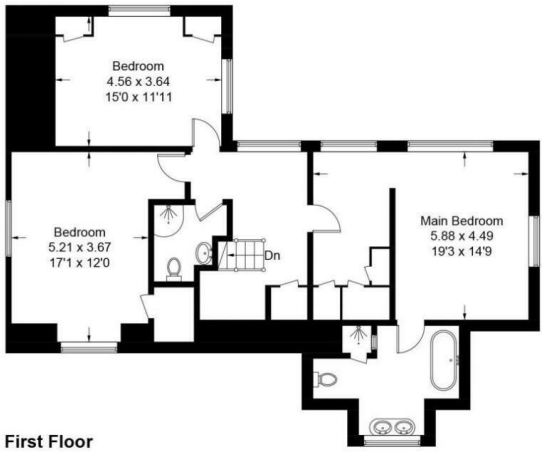
Tenure – Freehold

Pear Tree Croft

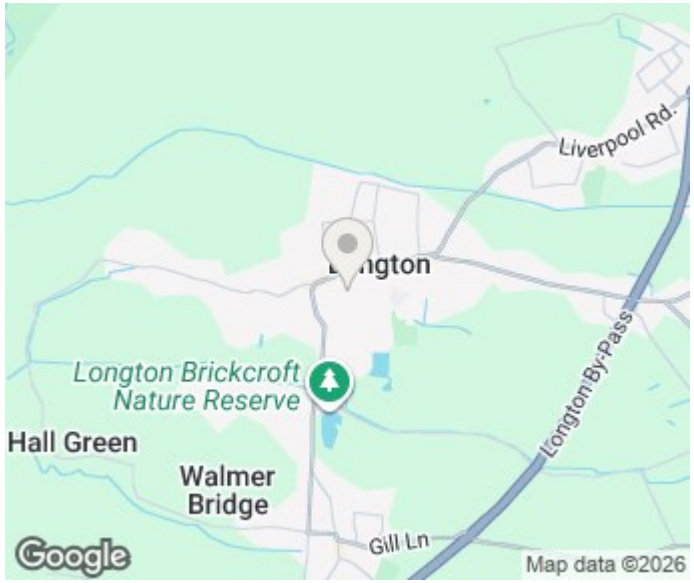
Approximate Gross Internal Area = 303.4 sq m / 3266 sq ft
Garage = 9.3 sq m / 100 sq ft
Total = 312.7 sq m / 3366 sq ft

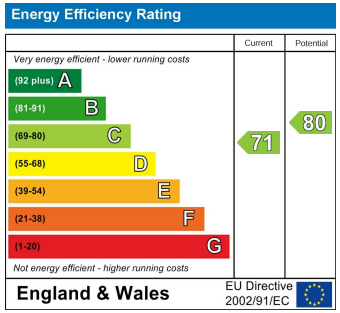


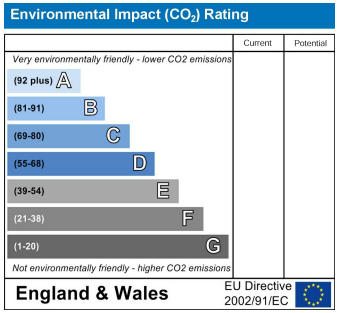
Ground Floor



First Floor







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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