



STEPHENSON BROWNE

**Struan, Holmshaw Lane,
Haslington**
CW1 5TN



**Offers In The Region Of
£725,000**

DESCRIPTION

Welcome to Struan, an impressive detached family home with five double bedrooms, enjoying a semi-rural location in the popular village of Haslington, while remaining within walking distance of local amenities. Offering approximately 172 sqm of accommodation, the property provides generous and versatile living space, complemented by a double garage and ample driveway parking.

Approached via a grand oak entrance porch, the property immediately offers a welcoming first impression. Internally, the home combines style and practicality, featuring walnut doors throughout, LVT flooring and a spacious double-aspect living room with a gas fire, plus separate reception room currently used as a study.

The newly installed, high-specification kitchen is fitted with integrated appliances and includes an electric Range cooker, while a separate utility room provides additional practical space. The newly installed family bathroom is complemented by an principal bathroom, ensuite shower room and downstairs WC.

A particularly appealing feature is the versatile room accessed directly from the principal bedroom, which benefits from an external metal stair fire escape. This provides excellent



flexibility for those working from home or operating a business, allowing clients or visitors to access a dedicated space while keeping the main home separate. Alternatively, the accommodation could be adapted to provide independent space for an elderly relative, teenager or extended family member, making this an excellent option for multigenerational living.

The dining/family area provides a wonderful connection from kitchen to garden, with double doors opening directly onto a dedicated patio seating area, creating an ideal space for outdoor dining, entertaining or simply enjoying the gardens during warmer months.



ROOM DESCRIPTIONS

The gardens continue to impress, with a large Indian stone seating area, additional patio space, a charming oak gazebo and external power. To the front, a gated Indian stone cobbled driveway provides parking for multiple vehicles, leading to the double garage.

Further benefits include recently updated uPVC windows and doors throughout, all of which were replaced approximately five years ago, as well as a serviced boiler, fitted wardrobes to selected bedrooms and useful storage throughout.

This is a spacious and highly versatile five-bedroom detached family home, offering approximately 172 sqm of accommodation, a double garage and ample parking, while combining semi-rural living with excellent access to local amenities. The flexible accommodation makes this an excellent choice for families seeking space, home-working potential or multigenerational living.

Lounge

12'6" x 17'11"

Kitchen Diner

26'2" x 9'10"

Dining / Family Area

7'7" x 10'0"

Study

8'11" x 9'6"

Utility

8'11" x 4'5"

WC

5'5" x 2'7"

Bedroom One

17'6" x 11'0"

Bathroom (Bedroom One)

10'10" x 6'0"



Versatile Room

6'3" x 6'0"
Multipurpose room - walk in wardrobe, kitchenette, gym, office, etc. with external steps leading to the side of the property.

Bedroom Two

12'7" x 15'10"

Ensuite Shower Room (Bedroom Two)

3'2" x 6'2"

Bedroom Three

13'2" x 10'11"

Bedroom Four

7'5" x 12'0"

Fitted Wardrobes.

Bedroom Five

8'11" x 9'9"

Fitted furniture.

Family Bathroom

11'1" x 5'9"

Double Garage

17'4" x 17'8"

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

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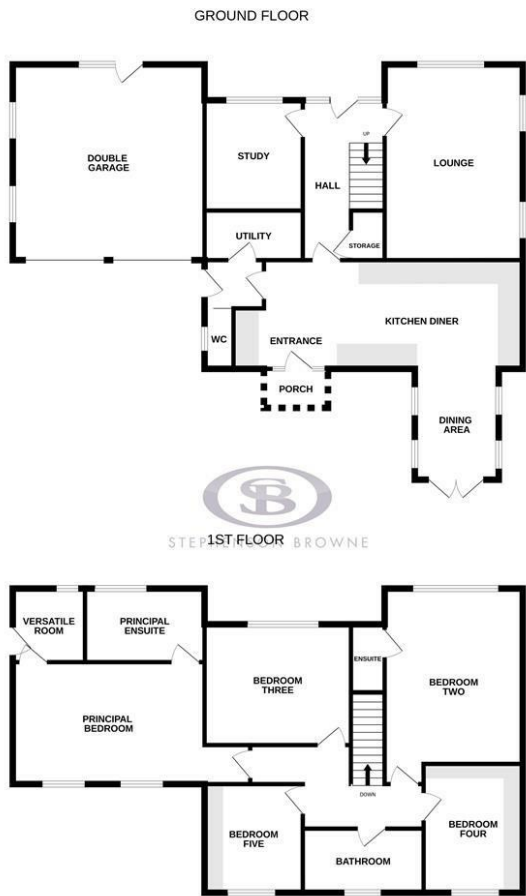
STEPHENSON BROWNE



Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

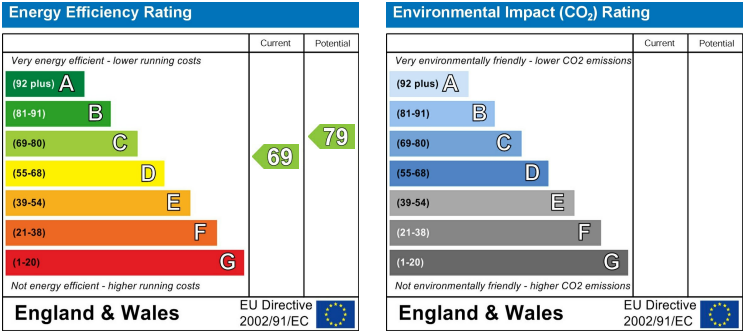


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



EPC Rating



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