



23 PEAR TREE CROFT

LONGTON, PRESTON, PR4 5AT

£875,000
FREEHOLD

A dream home set in the heart of the most popular and desirable village of Longton. This amazing executive property has it all! Whether it's the privacy of the surrounding plot, being circa 1/3 acre, which offers a tree-copse area, lawn gardens, double driveways and a fabulous entertainment area, or the sheer size, layout and presentation of the property itself. To the ground floor is an amazing family room, dining and open plan luxurious kitchen, pantry room and utility room. There are then two large reception rooms, two large ground floor bedrooms and a useful open plan lounge, dining kitchen, which offers great versatility to provide an annexe to this wing of the property, if required. There is also a shower room to the ground floor all of which is accessed by a most impressive entrance porch and then a formal entrance hall. To the first floor are three further double bedrooms, dressing area and en suite to the master, and the remaining bedrooms serviced by another shower room. Being discretely tucked away yet within walking distance to Longton's village centre and all its unique bars, restaurants, boutiques and popular local businesses. Viewing is essential to fully appreciate the size, setting, location and versatility this amazing home has to offer.

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

23 PEAR TREE CROFT

- 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



Entrance Porch

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

With a glass and oak staircase to the first floor, ceiling and wall lights, doors off.

Formal Lounge

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

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

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

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

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

With uPVC double glazed window to the front, ceiling light and radiator, currently utilised as a further dining room.

Ground Floor Bedrooms Five

Currently utilised as an additional sitting room with uPVC double glazed window to the rear, ceiling light and radiator.

Ground Floor Shower Room

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

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

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

With uPVC double glazed window to the rear, ceiling light and opens to main bedroom area.

Bedroom One

With uPVC double glazed window to the side and rear, ceiling and wall lights, radiator and door to ensuite.

En Suite

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

With uPVC double glazed window to the rear, fitted

wardrobes and drawers to window seating, ceiling light and radiator.

Bedroom Three First Floor

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.

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ADDITIONAL INFORMATION

Local Authority –

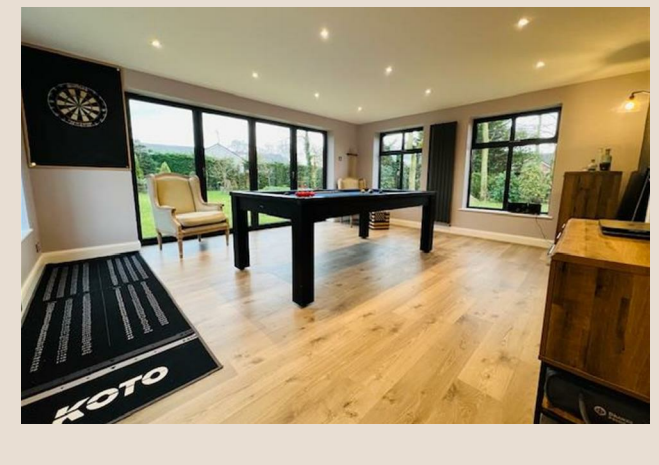
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – sq ft

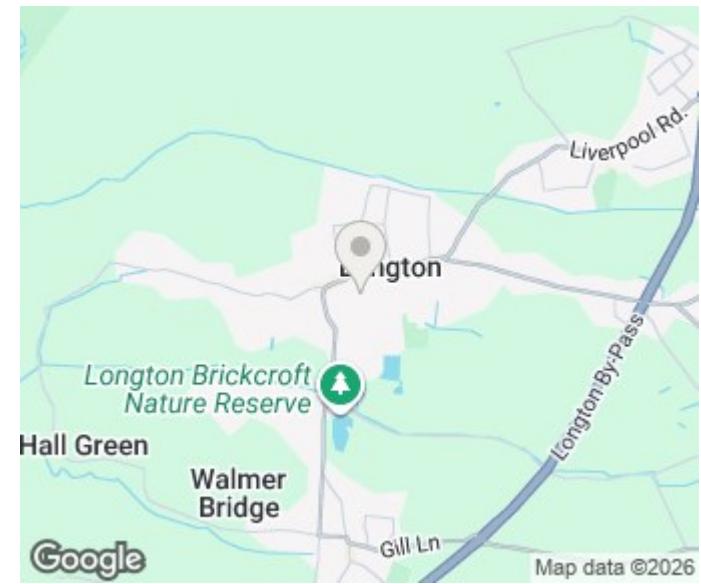
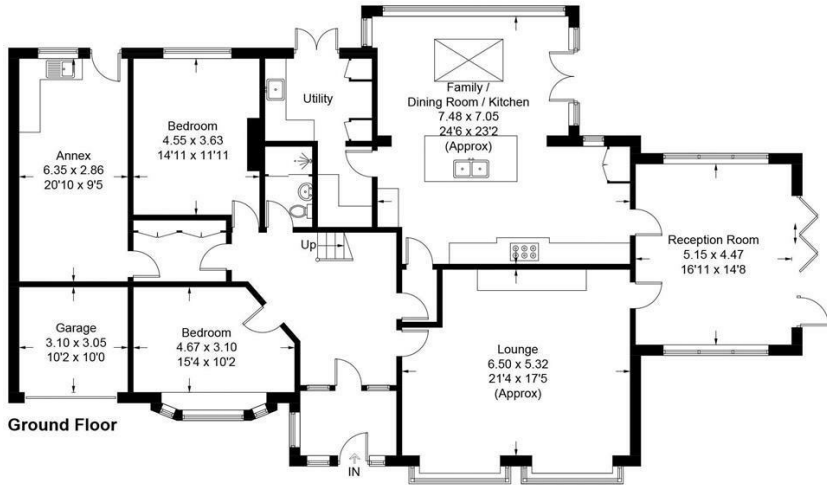
Tenure – Freehold

EPC Rating – C



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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