

Property Particulars

Cage Lane, New Longton.



- **Stunning Character Detached Family Home in Beautiful Setting**
- **Sought After Rural Location**
- **Two Spacious Reception Rooms**
- **Utility Room**
- **Extensive Grounds**
- **Five Bedrooms**
- **Generous Dining Kitchen**
- **Downstairs Cloaks WC**

£600,000

A rare opportunity to purchase a traditional detached land mark property in New Longton.

This stunning detached family home sits within very generous grounds with a stunning formal driveway entrance via tall wrought iron double gates. There are five bedrooms, two large reception rooms and a great size dining kitchen, a useful utility room and downstairs cloaks WC. This wonderful home has been lovingly cared for by the owner and has gas central heating and uPVC double glazing. There is an integral garage being accessed internally. The gardens are outstanding and form an enviable sunny lawn garden, mature and well established trees, shrubs and plants as well as ancient hawthorn hedgerow. There are further patio gardens and ancillary areas to the rear of the property and the garage. Close to outstanding local schools, main road connections and overlooks open countryside. Viewing is essential to fully appreciate the size, setting, location and further potential this breathtaking home has to offer. Offered with No Chain Delay.

Entrance Hall -

With uPVC double glazed door and side panels to the front, coving, ceiling light, radiator, doors off and stairs to first floor.



Front Lounge - 13' 1" x 13' 0" (3.98m x 3.96m)

With a large uPVC double glazed bay window to the front and a second uPVC double glazed window to the side creating great natural light, gas fire with a tiled inset and hearth and wooden surround, ceiling light, coving and radiator.

Drawing Room/Second Lounge/Diner - 22' 6" x 12' 0" (6.85m x 3.65m)

A beautiful room with three large uPVC double glazed windows to the side and a further raised uPVC double glazed horizontal window, radiator, ceiling light, wall lights and radiator.



Kitchen/Diner - Dining Area - 8' 5" x 7' 10" (2.56m x 2.39m)

A great space with plenty of room to dine, tiled flooring, cupboard providing lots of space for storage and further access to under stairs, door to utility and open to the kitchen



Kitchen - 16' 8" x 8' 5" (5.08m x 2.56m)

The kitchen has a range of wall, drawer and base units with contrasting working surfaces, splashback tiled areas, electric hob and oven, plumbed for dishwasher, space for fridge freezer, panelled ceiling lights, tiled floor, uPVC double glazed windows to side and rear, door to garage.

Utility room -

With plumbing for washer, uPVC double glazed door and window to rear.

Downstairs cloaks W.C. -

With a two piece suite comprising low suite W.C. pedestal wash hand basin, fully tiled, radiator, ceiling light and opaque uPVC double glazed window.



First Floor Landing -

With a split level gallery landing, ceiling light and doors off

Bedroom One - 13' 0" into wardrobes x 12' 0" (3.96m x 3.65m)

With a uPVC double glazed window to the rear overlooking open aspect, built in wardrobes to one wall, radiator and ceiling light.



Bedroom Two - 13' 6" x 10' 10" (4.11m x 3.30m)

Another generous double with uPVC double glazed window to the rear, ceiling light and radiator.



Bedroom Three - 14' 4" x 9' 0" (4.37m x 2.74m)

Again a double overlooking open aspects to the front with a uPVC double glazed window, ceiling light and radiator.

Bedroom Four - 13' 0" x 9' 1" (3.96m x 2.77m)

With uPVC double glazed window to side, radiator and built in wardrobe.



Bedroom Five - 7' 8" x 6' 6" (2.34m x 1.98m)

Currently utilised as a study with a uPVC double glazed window to the front, ceiling light and radiator.

Family Bathroom -

With a four piece Heritage suite comprising low suite W.C. wash hand basin set in a great size vanity area, panelled bath with main shower over and glazed screening, bidet, heated towel rail and radiator, extractor, fully tiled and opaque uPVC double glazed window.



Outside -

The grounds are outstanding with the front side formal garden being sunny and has a healthy lawn garden, mature borders and beautiful hawthorn hedges enclosing. Access to the driveway is via tall wrought iron double gates where there is a spacious driveway on approach to the integral garage.



Rear Garden -

There are further paved areas, patio and great space for possibly greenhouses and room for potting shed.

Garage - 15' 8" x 8' 9" (4.77m x 2.66m)

Integrated garage with electric up and over door, power and light, door to kitchen.

Disclaimer -

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		