

1 CHAPEL MEADOW

LONGTON, PRESTON, PR4 5NR

£550,000

MARIE HOLMES

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Key Features

- Exceptional Four-Bedroom Executive Detached Family Residence
- Highly Regarded Residential Development in Sought-After Longton Village
- Extensively Refurbished Throughout to an Impressive Standard
- Beautifully Presented Interiors with Elegant, Contemporary Finishes
- Three Versatile Reception Rooms Including a Delightful Conservatory
- Spacious Dining Kitchen with Natural Oak Worktops & Belfast Sink
- Principal Bedroom with Stylish En-Suite Shower Room
- Three Further Well-Proportioned Bedrooms & Modern Family Bathroom
- New Vaillant Combination Boiler with 10-Year Parts & Labour Guarantee
- Beautifully Landscaped Enclosed Rear Garden, Private Driveway & Garage

Property Summary

We are delighted to present this exceptional executive detached family residence, occupying a desirable position within a highly regarded residential development in the sought-after village of Longton. Offering generous proportions, timeless character and understated elegance, this beautiful home has undergone an extensive programme of tasteful refurbishment, thoughtfully designed to create a calm, welcoming environment for modern family living.

Careful consideration has been given to the natural flow between the living spaces, creating an open, connected feel. A harmonious palette of warm neutrals, natural oak, soft olive tones and carefully selected finishes creates a wonderful sense of continuity, warmth and sophistication, retaining the property's character whilst introducing a fresh, contemporary feel.

The spacious and versatile accommodation briefly comprises a welcoming entrance hallway, cloakroom/WC, elegant sitting room, generous living room, delightful conservatory overlooking the rear garden, beautifully appointed dining kitchen and separate laundry room.

To the first floor, the principal bedroom benefits from a refurbished en-suite shower room, complemented by three further well-proportioned bedrooms and a stylish family bathroom.

Further improvements include a new Vaillant combination boiler with a 10-year parts and labour guarantee, upgraded loft insulation and refreshed interior finishes throughout including newly plastered walls and ceilings.

Externally, the property enjoys a delightful enclosed rear garden with established planting, attractive seating areas and space for outdoor entertaining. A driveway provides off-road parking and access to the garage.

Ideally positioned within easy reach of Longton village centre, with its excellent selection of independent shops, cafés, amenities and reputable schools, the property also benefits from convenient transport links to Preston and the motorway network. Viewing comes highly recommended.

Entrance Hallway
3'4" x 14'10" (1.01 x 4.52)
Entered via a UPVC double-glazed front entrance door, this beautifully presented and welcoming entrance hallway immediately sets the tone for the thoughtful refurbishment and understated elegance found throughout this delightful home. The original terracotta tiled flooring has been carefully retained, professionally deep cleaned and resealed with a matt finish, introducing natural warmth and character, whilst the walls, ceilings and woodwork are finished in Sherwin-Williams Alabaster, creating a wonderfully light and cohesive aesthetic. Elegant ceiling coving, stylish brushed brass and glass pendant lighting and attractive glazed internal doors further enhance the sense of space and refinement, allowing natural light to flow between the adjoining rooms. A traditional staircase with contrasting timber handrail and striped carpet runner rises to the first-floor accommodation, whilst a
radiator with attractive decorative cover and carefully considered decorative finishes complete this charming and inviting introduction to the home.

Downstairs Cloaks W.C
2'7" x 6'6" (0.79 x 1.98)
A beautifully presented and tastefully refreshed ground-floor cloaks WC, finished in keeping with the home's elegant interior. Featuring a traditional-style low-level flush WC and pedestal wash hand basin in white with attractive brushed brass detailing, complemented by soft neutral décor and characterful painted exposed brickwork. A UPVC double-glazed leaded window to the front elevation provides natural light, whilst the light wood-effect flooring introduces warmth and texture. Additional features include a wall-mounted radiator completing this practical and neatly appointed addition to the ground-floor accommodation.

Sitting Room
8'5" x 16'5" (2.57 x 5.00)
A beautifully presented and wonderfully versatile sitting room, enjoying an abundance of natural light through an attractive UPVC double-glazed leaded bay window overlooking the front elevation. Tastefully refurbished in keeping with the home's carefully considered interior design, this delightful reception room offers a calm and inviting atmosphere, with walls and woodwork finished in the elegant Sherwin-Williams Alabaster, complemented by freshly fitted neutral carpeting and attractive ceiling coving. The painted feature brickwork introduces subtle texture and character, whilst a stylish contemporary ceiling light fitting provides a sophisticated finishing touch. A radiator provides warmth, and glazed double doors open into the adjoining lounge, creating a wonderful sense of connection between the principal living spaces whilst allowing the room to retain its own identity. Currently arranged as a stylish home office with a comfortable seating area, this generously proportioned room offers exceptional flexibility, equally suited as a separate sitting room, snug, playroom or dedicated study, perfectly accommodating the changing needs of modern family living.

Living Room
11'1" x 19'6" (3.38 x 5.95)
An exceptionally spacious and beautifully appointed living room, thoughtfully refurbished to create a wonderfully inviting and elegant setting for both relaxation and entertaining. The room enjoys an abundance of natural light, with attractive leaded sliding patio doors opening directly into the adjoining conservatory, creating a delightful connection between the principal living accommodation and the garden beyond.

A charming feature fireplace forms an attractive focal point, incorporating an inset living flame gas fire set against exposed brickwork, complemented by a decorative white mantelpiece and matching brick hearth, introducing warmth and traditional character. The walls, ceilings and woodwork have been tastefully finished in Sherwin-Williams Alabaster, creating a soft, cohesive aesthetic, beautifully complemented by newly fitted neutral carpeting, elegant ceiling coving and stylish brushed brass and glass pendant light fittings.

The generous proportions comfortably accommodate substantial lounge furniture whilst retaining a wonderful sense of space. Attractive glazed internal double doors provide access to the adjoining sitting room, allowing natural light to flow between the reception areas whilst offering the flexibility of separate living spaces when desired. A glazed door leading through to the hallway.

Conservatory
22'9" x 9'1" (6.94 x 2.78)
A generously proportioned conservatory, extending the ground-floor living accommodation and enjoying delightful views across the beautifully established rear garden. Featuring extensive glazing, a replacement bronze polycarbonate roof and direct access to the adjoining patio through French doors, this versatile space provides an inviting setting for relaxation, entertaining and enjoying the garden throughout the seasons.

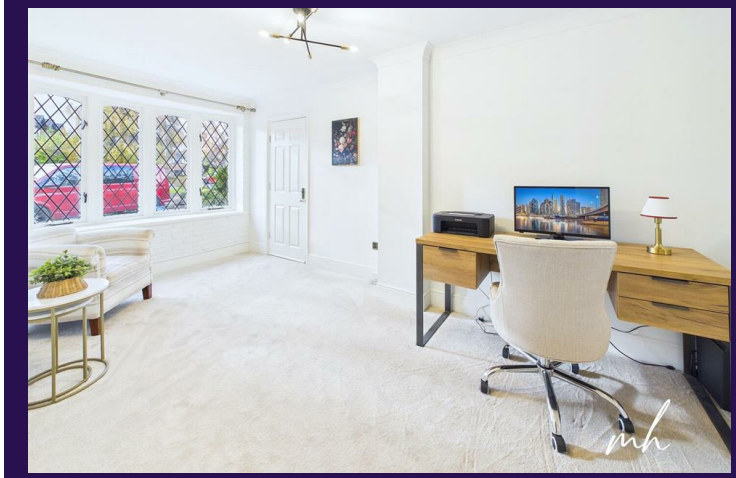
The conservatory has benefited from a considered programme of improvements, including the installation of a replacement roof incorporating six bronze polycarbonate panels, together with new fascia boards. The exposed brickwork has been tastefully finished in Sherwin-Williams Alabaster, beautifully complementing the home's neutral colour palette and creating a wonderfully bright and welcoming atmosphere. The attractive tiled flooring is practical, whilst wall-mounted lighting and a radiator provide additional comfort.

Dining Kitchen
7'11" x 26'10" (2.42 x 8.19)
A beautifully appointed and thoughtfully refurbished dining kitchen, effortlessly combining timeless country-inspired charm with contemporary elegance and everyday practicality. The kitchen has been sympathetically modernised to an impressive standard, retaining its original character whilst introducing carefully selected natural materials and stylish finishes that complement the home's cohesive interior design.

The kitchen is fitted with an attractive range of Shaker-style wall and base units, refreshed with elegant cabinetry, brushed brass handles and stunning solid oak work surfaces. A traditional Belfast sink is beautifully complemented by an Abode Keswick brushed brass mixer tap, positioned beneath a charming leaded window to the front aspect. Integrated appliances include a cream Smeg double oven, four ring gas hob and contemporary chimney style extractor hood, whilst glazed display cupboards provide attractive storage and display space. Natural oak open













shelving with integrated under-shelf lighting, decorative V-groove wall panelling and carefully considered cupboard lighting introduce warmth, texture and character.

The adjoining dining area provides a wonderfully inviting space for family meals and entertaining, comfortably accommodating a substantial dining table. Large sliding patio doors and side window allow natural light to flood into the room whilst providing delightful views through the conservatory towards the rear garden. A wide opening connects the dining area with the adjoining reception room, enhancing the natural flow between the living spaces and creating a wonderfully sociable environment.

Throughout, the original terracotta tiled flooring has been lovingly retained, beautifully complementing the warm neutral colour palette and natural oak detailing. Inset ceiling spotlights provide contemporary illumination, whilst an attractive painted oak double larder offers additional storage.

A truly delightful heart of the home, where traditional character, considered craftsmanship and modern family living come together in perfect harmony.

Laundry Room
4'8" x 7'1" (1.42 x 2.17)
A practical and well-appointed laundry room, conveniently positioned off the kitchen and providing a dedicated space for everyday household tasks. Enjoying an abundance of natural light through extensive UPVC double-glazed windows overlooking the garden, the room features a generous work surface with useful space and plumbing for freestanding laundry appliances. The attractive terracotta tiled flooring introduces warmth and character, whilst the surrounding glazing creates a wonderfully bright and airy environment. A UPVC double-glazed external door provides convenient access to the outside, complete with an integrated pet flap.

First Floor Landing
3'4" x 11'6" (1.01 x 3.50)
A beautifully presented and generously proportioned first-floor landing, continuing the home's carefully considered interior design and providing access to the first-floor accommodation. Tastefully decorated and complemented by elegant ceiling coving and an attractive contemporary glass pendant light fitting. A particular feature is the traditional solid timber staircase balustrade, with beautifully turned spindles and decorative newel posts, introducing natural warmth and character. The stylish striped carpeting extends across the landing and staircase, providing an attractive contrast to the soft neutral décor. White panelled internal doors and access to the recently re-insulated loft complete this welcoming and elegantly appointed space.

Principal Bedroom
12'5" x 11'7" (3.79 x 3.52)
A beautifully appointed and generously proportioned principal bedroom, offering a wonderfully peaceful and inviting retreat, tastefully designed. A large UPVC double-glazed leaded window to the rear elevation allows natural light to flood the room whilst enjoying delightful views across the established gardens and mature trees beyond, creating a particularly tranquil setting.

The room has been thoughtfully refreshed with walls, ceilings and woodwork finished in Sherwin-Williams Alabaster, complemented by newly fitted, luxurious neutral carpeting, elegant ceiling coving and an attractive decorative pendant light fitting. The generous proportions comfortably accommodate a king-size bed alongside additional bedroom furniture. An attractive radiator cover sits beneath the window.

A door leads directly into the adjoining private en-suite shower room, providing additional convenience.

En-Suite
7'10" x 4'11" (2.40 x 1.49)
A beautifully refurbished en-suite shower room, thoughtfully updated to create a stylish and contemporary space. Fitted with a three-piece suite in white, comprising a low-level WC, traditional-style wash hand basin set within an attractive vanity unit providing useful storage, and a generous double walk-in shower enclosure featuring contemporary wall panelling, a glazed shower screen and stylish brushed brass thermostatic shower fittings with both rainfall and handheld shower attachments.

The room is further enhanced by complementary white wall tiling, newly fitted oak-effect flooring and a carefully coordinated selection of brushed brass fittings. A UPVC double-glazed leaded window to the side elevation provides natural light and ventilation.

Bedroom Two
8'2" x 13'11" (2.48 x 4.25)
A beautifully presented and generously proportioned double bedroom, enjoying a delightful outlook through a UPVC double-glazed leaded window to the front elevation, allowing an abundance of natural light to fill the room. Tastefully decorated in a calming palette of warm neutral tones, complemented by newly fitted, soft carpeting, creating a restful and inviting atmosphere.

The room offers excellent proportions, comfortably accommodating a double bed alongside freestanding bedroom furniture, with ample space for wardrobes and additional storage. Further features include a central heating radiator, attractive ceiling light fitting, and decorative coving.

Bedroom Three
10' x 12'11" (3.06 x 3.94)
A beautifully presented and well-proportioned bedroom, enjoying a pleasant outlook over the rear garden through a UPVC double-glazed leaded window, allowing plenty of natural light to fill the room. Tastefully decorated in a soft, warm neutral palette, complemented by newly fitted carpeting, creating a bright, calming and welcoming atmosphere.

The room offers versatile accommodation, comfortably accommodating a double bed alongside additional bedroom furniture, with ample space for storage. Further features include a central heating radiator, contemporary pendant light fitting.

Bedroom Four
7'4" x 9'11" (2.24 x 3.02)
A beautifully presented room, enjoying an abundance of natural light through a UPVC double-glazed leaded window to the front elevation,

providing a pleasant outlook. Tastefully decorated complemented by newly fitted, luxurious carpeting, creating a wonderfully restful and inviting atmosphere.

The room comfortably accommodates a range of freestanding bedroom furniture and further features include a central heating radiator, pendant light fitting.

Family Bathroom
6'8" x 6'2" (2.02 x 1.88)
A beautifully appointed family bathroom, thoughtfully refurbished to combine contemporary styling with the property's traditional character. Fitted with a modern three-piece suite in white, comprising a panelled bath with contemporary marble-effect wall panelling and glazed shower screen, a low-level WC and a stylish wash hand basin set within a natural oak-effect vanity unit, providing useful storage and complemented by an elegant brushed brass mixer tap.

The bathroom features attractive oak-effect flooring, coordinating beautifully with the vanity unit, whilst the original white wall tiling with contrasting blue decorative border detailing adds a touch of character. Soft neutral décor creates a bright and welcoming atmosphere, enhanced by a UPVC double-glazed leaded window to the front elevation, providing natural light and ventilation.

Garage
8'2" x 19'0" (2.49m x 5.79m)
With up and over style door, power and light.

Front External
This attractive property is approached via the extensive driveway and landscaped garden. A charming green entrance door, paired with a coordinating garage door create a cohesive and elegant exterior. A substantial block-paved driveway provides generous off-road parking for several vehicles, whilst well-maintained established planting, manicured borders and mature hedging create a welcoming approach to this particularly appealing home.

Rear Garden
A truly delightful and beautifully established rear garden, offering a wonderful sense of privacy and tranquillity, providing the perfect outdoor retreat for both relaxation and entertaining. Thoughtfully landscaped to create an attractive balance of lawn, mature planting and inviting seating areas, the garden offers a charming extension of the home's beautifully appointed living accommodation.

The garden is predominantly laid to a generous, sweeping lawn, framed by an abundance of mature trees, established shrubs and thoughtfully arranged planting borders, creating a wonderfully natural and secluded setting. Curved stone pathways meander around the garden, connecting a variety of delightful seating areas, each offering its own unique perspective of the surrounding greenery.

Immediately adjoining the property is an extensive block-paved patio, providing an ideal setting for outdoor dining, summer entertaining and family gatherings, with a seamless connection to the conservatory. Further seating areas are discreetly positioned amongst the mature planting, including an attractive gravelled retreat, offering peaceful spaces in which to sit and enjoy the garden throughout the changing seasons.

The garden is enclosed by timber fencing, complemented by established trees and shrubs which provide an attractive natural backdrop and enhance the feeling of privacy. The professionally cleaned and resealed block paving, refreshed fencing and carefully maintained landscaping further reflect the attention to detail invested in the property.

A wonderfully inviting outdoor space, combining established natural beauty with practical family-friendly landscaping, perfectly complementing the warmth, character and understated elegance of this exceptional home.

Agents Notes
VIEWING:
Viewing is strictly by appointment only. Please contact our offices.

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.

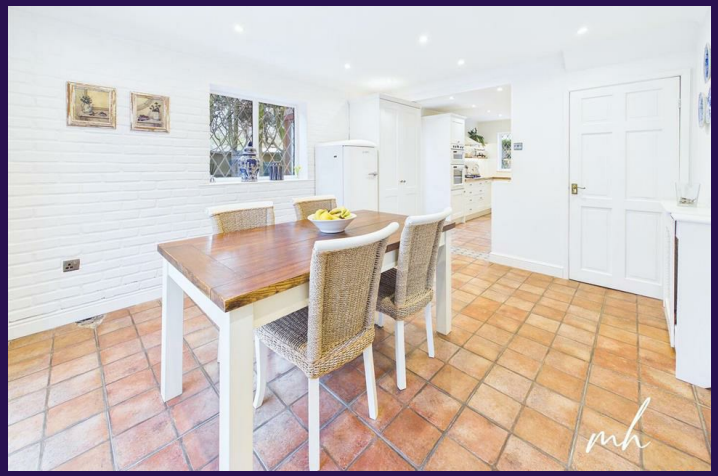
GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

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 offices.








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Additional Information

Local Authority – South Ribble Council

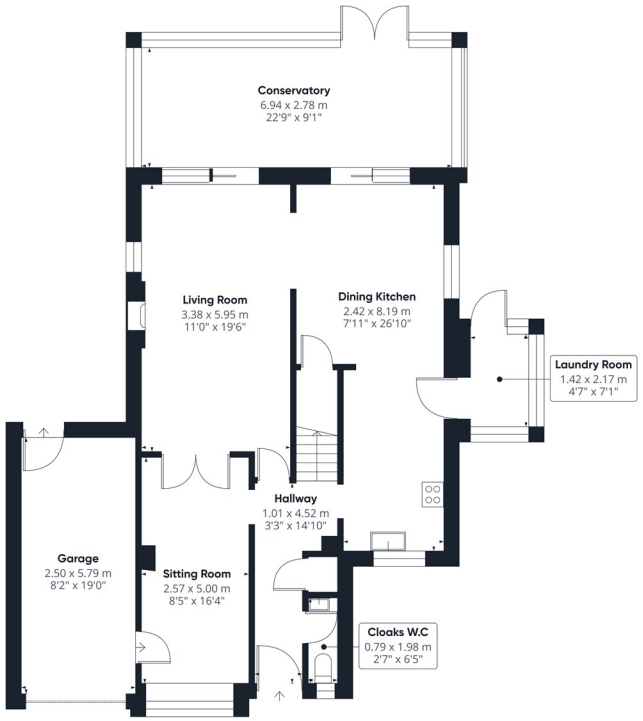
Council Tax – Band E

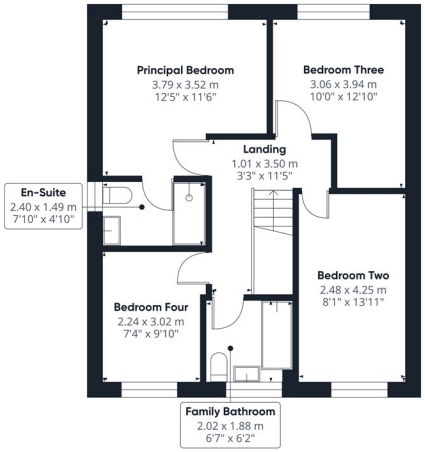
Viewings – By Appointment Only

Tenure – Freehold

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Approximate total area(1)

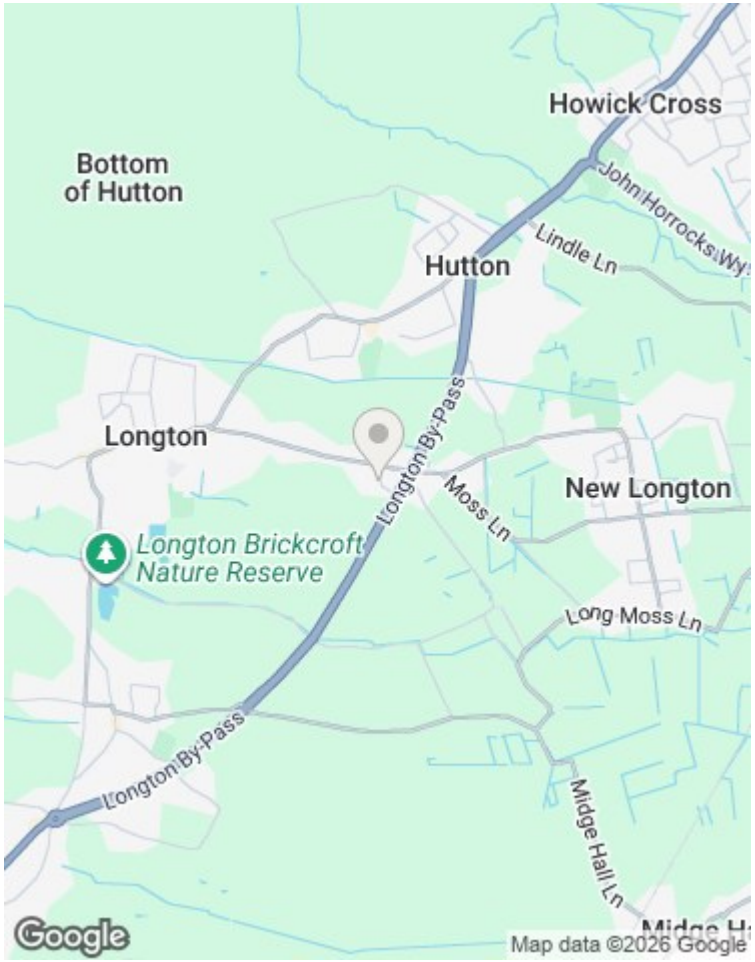
160.4 m²

1726 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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