

Property Particulars

Briarcroft, School Lane, Longton.



- **Stunning 1800's Detached Family Home**
- **Lots of Character & Many original Features**
- **En Suite, Family Bathroom & Downstairs Cloaks WC**
- **Kitchen & Dining Room**
- **Set in Most Sought After Location**
- **Four Double Bedrooms**
- **Three Reception Rooms & Orangery**
- **Gas Central Heating**
- **No Chain Delay**

£650,000

A great opportunity to purchase a stunning, traditional detached family home, in the very heart of Longton Village. A most sought after location and setting, with lots of original features and character throughout. There are four double bedrooms to the first floor with an en suite and family bathroom. three reception rooms, dining kitchen and orangery. There is gas central heating, and this wonderful home has been loved and maintained excellently by the current home owners. There is a separate useful annexe overlooking the rear garden and providing a great space for an elderly relative or young adult. The plot is outstanding and is very well designed and offers a private and sunny rear garden. There is lots of driveway parking and a double garage. Close to outstanding local schools, walking distance to the village centre with all the excellent services and amenities.

Entrance Hall -

With a composite door and fan light window above, Minton flooring to doorway and stairs to first floor, original ornate corbels and coving, doors off.



Downstairs Cloaks WC

With a contemporary two piece suite, having a wash hand basin sat on a stylish vanit unit, low suite WC and tiled elevations, heated towel rail and extractor fan.



Front Day Lounge - 12' 0" x 12' 0" (3.65m x 3.65m)

With a uPVC double glazed window to the Front, original coving and ceiling rose, cast iron gas fire, radiator, opens to breakfast kitchen.



Kitchen/Breakfast Room - 12' 0" x 10' 5" (3.65m x 3.17m)

With a range of wooden wall, drawer and base units, Miele dishwasher and fridge, electric hob and Neff electric double oven, sink and drainer, ceiling lights, Amtico flooring, uPVC double glazed window to the rear and breakfast bar peninsula



Front Sitting Room - 12' 0" x 12' 0" (3.65m x 3.65m)

With an acoustic uPVC double glazed window to the Front, "Arts & Crafts" Style brick built mantel surround and gas fire, radiator. lovely 'of the period' wooden panels and plate rack.



Dining Room - 12' 0" x 12' 0" (3.65m x 3.65m)

A stunning room with two original "Gun Cupboards", which are glazed display units with cupboards beneath, uPVC double glazed window to the rear, uPVC double glazed sliding doors to a beautiful Sun Lounge, radiator.

Sun Lounge - 10' 5" x 9' 8" (3.17m x 2.94m)

A gorgeous addition with a vaulted roof, full window pane and bi-folding doors, wall light, tiled flooring, electric heater, Velux roof window.



First Floor Accommodation -

Staircase to half landing with "Starburst" part glazed door to bathroom.

Bathroom -

With a three piece suite comprising Roca low suite W.C., Roca pedestal wash hand basin, panelled bath with mixer tap shower over, opaque uPVC double glazed window, tiled flooring, tiled wall to shower and half tiled to remaining suite.



Full Landing -

With recess area housing loft access and doors off.

Bedroom One - 12' 0" x 12' 0" (3.65m x 3.65m)

With a uPVC double glazed window to the front, ceiling light, radiator and fitted wardrobes to one wall, "Starburst" part glazed door to en suite.



En-suite -

With a two piece suite comprising double size shower compartment, mains shower, glass bowl wash hand basin set on a stylish glass shelf



Bedroom Two - 12' 0" x 12' 0" (3.65m x 3.65m)

With a uPVC double glazed acoustic window to the front, ceiling light and radiator.



Bedroom Three - 13' 0" x 10' 0" (3.96m x 3.00m)

With uPVC double glazed windows to the side and rear, ceiling light and radiator.



Bedroom Four - 12' 0" x 10' 6" (3.65m x 3.20m)

With a uPVC double glazed window to the rear, fitted wardrobes and cylinder cupboard, ceiling light and radiator.



Anexe -

Having been converted from the rear of the garage. A very useful and versatile space having been utilised as a separate dwelling for a family member, or as it is now a spacious and well equipped home office.

Main Anexe Room - 14' 10" x 11' 3" (4.52m x 3.43m)

The main room is currently used as a home office, although previously this would have been utilised as a lounge and kitchenette and all the services for this are still in-situ, if required. There are two uPVC double glazed windows to the rear and a uPVC double glazed door accessed via and opening to the rear garden. There is a wall mounted electric fire, ceiling light and it is alarmed.



Back Room Area - 14' 9" x 5' 1" (4.49m x 1.55m)

Currently used for storage but could provide further annexe space and from here there is a shower room with a three piece suite.



Outside Approach -

On approach to this wonderful home is a quality stone paved area leading to a cleverly designed and installed pedestrian access 'kissing gate' and then a large wrought iron electric gate. This has an intercom security system from the main house.



Driveway -

From the electric wrought iron gates there is driveway parking for several vehicles, a turning point and access to the double garage. There is a pedestrian pathway, illuminated by sensor controlled lighting posts.



Front Gardens -

A vast frontage provides an enclosed, sunny, secure and private garden with large lawn area, potting sheds, mature and well established shrubs, conifers, flower bed borders and a rose garden.

Side Garden -

The extensive lawn then extends to the side of the property, being presented with further well stocked and attractive deep flower bed borders. This then leads to the rear and where there are paved pathways on approach.



Rear Gardens -

The the lawn then sweeps around to the rear, again with beautiful borders and a lovely paved patio. There is a further 'afternoon tea' terrace with slate chippings, adjacent to the rear anexe. There is a shed with power. Through a trellised walkway is a gate accessing a rear field which provides a fabulous 'off road' countryside walk, all the way to Longton's nature reserve, 'the Brickcroft' From the rear there is also is access to a most useful boiler and utility room, where there are wall units, a radiator, ceiling light, plumbing for washer and space for a dryer as well as a wall mounted Worcester boiler.

Additional Information

Having been only available twice on the open market, in the last hundred years, goes some way to endorsing what a wonderful home, setting, grounds and location this 1800's traditional home has to offer.

Viewing is strictly by appointment with Marie Holmes Estates. **01772 750777** or **Marie@mhestates.co.uk**

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.

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, safe and expedient manner.

Opening Hours Monday Friday 9.00am till 5.30pm

Saturday 9.00am till 4.00pm.