

2 LONGTON HALL COURT, CHAPEL LANE,

LONGTON, PRESTON, PR4 5EA

Offers Over **£650,000**

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Exceptional Four-Bedroom Detached True Bungalow
- Exclusive Private Courtyard Development of Just Two Residences
- Individually Designed & Constructed in 2004 to an Exceptional Standard
- Prestigious Location Within Walking Distance of Longton Village
- Four Generous Double Bedrooms, All with Fitted Wardrobes
- Spacious Lounge, Formal Dining Room & Delightful Orangery
- Well-Appointed Kitchen with Separate Laundry Room
- Principal Bedroom with En-Suite & Four-Piece Family Bathroom with Spa Bath
- Magnificent Rear Garden with Extensive Paved Entertaining Patio
- Impressive Driveway Providing Ample Parking & Integral Double Garage

Property Summary

A truly outstanding opportunity to acquire this substantial and individually designed detached true bungalow, discreetly positioned within the prestigious Longton Hall Court, an exclusive courtyard development comprising just two individual residences, approached via a private driveway.

Constructed in 2004 to an exceptionally high standard, this impressive home showcases quality craftsmanship, carefully selected materials and beautifully appointed fixtures and fittings throughout. Offering an abundance of space, versatility and refined single-storey living, the property is perfectly suited to those seeking a luxurious yet practical home in a peaceful and highly desirable setting.

The thoughtfully arranged accommodation welcomes you through an entrance porch with useful built-in storage into an impressive reception hallway. Generous living spaces include an elegant lounge, separate formal dining room and delightful orangery, providing wonderful opportunities for both everyday relaxation and entertaining. A well-appointed kitchen, complemented by a separate laundry room, further enhances the practicality of this exceptional home.

The bedroom accommodation is equally impressive, comprising four generously proportioned double bedrooms, each benefiting from fitted wardrobes. The principal bedroom enjoys the luxury of its own en-suite facilities, whilst a beautifully appointed four-piece family bathroom, complete with a spa bath, serves the remaining bedrooms. An extensive loft area, accessed via a pull-down ladder, provides valuable additional storage.

Externally, the property continues to impress, with a substantial driveway providing ample off-road parking and access to an integral double garage. To the rear, a magnificent and generously proportioned garden offers an expansive lawn, greenhouse and an extensive sweeping paved patio, creating an idyllic setting for alfresco dining, entertaining and family enjoyment.

Combining exclusivity, generous proportions and an exceptional standard of accommodation, this remarkable home offers a rare opportunity to enjoy prestigious single-storey living within easy reach of Longton's excellent village amenities. Internal inspection is essential to fully appreciate everything this outstanding property has to offer.

Entrance Porch
4'11" x 3'12" (1.50m x 1.21m)
Entrance via a UPVC double glazed door with feature leaded obscured glazed panel and glazed panels to side. Ceiling light fitting. Cupboard storage. LVT flooring. Internal glazed double doors leading through to the reception hallway.

Reception Hallway
30'9" x 7'6" (9.37m x 2.29m)
Doors leading off to all ground floor accommodation. LVT flooring. Two radiators. Decorative coving to ceiling and dado rail. Ceiling light fittings. Access hatch to an extensive loft area, accessed via a pull-down ladder, provides valuable additional storage.

Kitchen
14'11" x 10'4" (4.55m x 3.14m)
UPVC double-glazed windows to the side and rear elevations, allowing an abundance of natural light to fill the room. The kitchen is beautifully appointed with a stylish range of contemporary Shaker-style wall and base units, enhanced by feature inset lighting and complemented by attractive solid wood work surfaces with matching upstands. Incorporating an inset one-and-a-half bowl stainless steel sink and drainer with mixer tap. An excellent range of integrated appliances includes an electric fan-assisted double oven, five-ring gas hob with stainless steel chimney-style extractor hood above and a contrasting high-gloss glass splashback and 60/40 fridge freezer. Finished with attractive luxury vinyl tile (LVT) flooring, inset ceiling spotlights and a radiator.

Laundry Room
16'8" x 5'6" (5.07m x 1.67m)
UPVC double glazed door with obscured glazed panel leading out to rear garden. UPVC double glazed window to rear elevation. Features a range of Shaker-style wall and base units with contrasting work surfaces and tiled splashback. Inset Belfast sink with flexi mixer tap. Space and plumbed for washing machine and tumble dryer. LVT flooring. Radiator. Built in cupboard storage. Internal door leading through to double garage.

Dining Room
9'6" x 17'5" (2.89m x 5.31m)
UPVC double glazed windows to side elevation. Internal glazed double doors leading through to orangery. LVT flooring. Contemporary double-sided wood-burning stove to adjoining reception room, with convenient access from either side. Ample space for large dining table. Decorative dado rail and coving to ceiling. Two pendant light fittings. Radiator.

Orangery
9'6" x 11'11" (2.89m x 3.63m)
UPVC double glazed French doors leading out to rear garden. UPVC double glazed windows to side and rear elevations. Inset spotlights to ceiling. LVT flooring. Decorative coving to ceiling.

Living Room
13' x 17'5" (3.97m x 5.31m)
UPVC double glazed French doors leading out to rear garden with UPVC double glazed side panels with openers. Contemporary double-sided wood-burning stove to adjoining reception room, with convenient access from either side. Ceiling light fittings. Carpeted. Decorative coving to ceiling. TV aerial point.

Cloaks W.C
3'4" x 4'7" (1.02m x 1.40m)
Features a modern two piece suite in white comprising of a low flush W.C and wash hand basin with mixer tap. Part tiled elevations. LVT flooring. Inset spotlights to ceiling. Chrome towel ladder radiator. Wall mounted vanity mirror. Extractor fan.

Bedroom Three
9'9" x 10'6" (2.97m x 3.20m)
UPVC double glazed window to rear elevation. Ceiling light fitting. Carpeted. Fitted robe storage. Decorative coving to ceiling.

Principal Bedroom
12'6" x 20'4" (3.82m x 6.21m)
UPVC double glazed windows to front and side elevations. Features comprehensive range of fitted













robe storage with top boxes, bedside cabinets and knee hole dressing table in a light oak wood finish. Inset spotlights to ceiling. Two ceiling light fittings. Carpeted. Tv aerial socket. Radiator.

En-Suite

8'7" x 5'7" (2.62m x 1.71m)
UPVC double glazed obscured window to side elevation. Features a three piece suite in white comprising of low flush W.C, wash hand basin set within a vanity unit with cupboard storage and step in shower cubicle with thermostatic controlled mixer shower. Fitted cupboard storage. Fully tiled elevations. Tiled flooring. Chrome towel ladder radiator. Extractor fan. Inset spot lights to ceiling and wall light.

Family Bathroom

8'8" x 6'10" (2.63m x 2.09m)
UPVC double glazed obscured window to side elevation. Features a modern four piece suite in white comprising of low flush W.C, wash hand basin set on a vanity unit with cupboard storage, panelled jacuzzi style bath and step in shower cubicle with thermostatic controlled mixer shower. Chrome towel ladder radiator. Fully tiled elevations. Wall mounted LED vanity mirror. Inset spotlights to ceiling. Extractor fan. LVT flooring.

Bedroom Two

12'8" x 10'6" (3.85m x 3.20m)
UPVC double glazed window to front elevation. Features fitted robe storage. Carpeted. Radiator. Pendant light fitting. Decorative coving to ceiling.

Bedroom Four

9'9" x 8'2" (2.98m x 2.49m)
UPVC double glazed window to front elevation. Features fitted robe storage. Carpeted. Radiator. Ceiling light fitting. Decorative coving to ceiling.

Double Garage

16'11" x 16'9" (5.15m x 5.10m)
UPVC double glazed door and windows to side elevation. Two up and over style doors. Power and light. Water supply. Tiled flooring. Access to loft storage.

Front External

Approached via an impressive and exceptionally spacious tarmacadam driveway, this individually designed detached residence enjoys a commanding frontage, creating a wonderful first impression. The attractive red-brick exterior is complemented by distinctive architectural detailing, feature gables and contrasting stone-effect surrounds, giving the property an appealing sense of character and individuality.

The substantial driveway provides excellent off-road parking for numerous vehicles, making it ideal for larger families, visiting guests or those requiring additional space for recreational vehicles. A charming traditional-style ornamental lamppost provides an attractive focal point, whilst established planting and decorative planters soften the frontage.

The property benefits from an impressive attached double garage, complete with two individual up-and-over doors, offering generous vehicle accommodation and additional storage opportunities. A welcoming recessed entrance, with an attractive blue front door, is complemented by a paved approach and delightful seating area, creating an inviting introduction to this exceptional home.

The overall frontage offers a wonderful combination of kerb appeal, practicality and generous proportions, perfectly reflecting the substantial accommodation found within.

Rear Garden

A truly delightful and generously proportioned rear garden, offering a wonderful outdoor setting for family enjoyment, relaxation and entertaining. Predominantly laid to an expansive, beautifully maintained lawn, the garden is complemented by established hedging, mature shrubs and thoughtfully positioned planting, creating an attractive and private outdoor retreat.

An impressive, sweeping Indian stone-style paved patio extends across the rear of the property, providing an exceptional space for alfresco dining, summer barbecues and outdoor entertaining. With

ample room for several seating arrangements, the patio enjoys a lovely outlook across the lawn towards the surrounding greenery and open countryside beyond.

A charming timber garden swing seat provides an additional place to sit and unwind, whilst the generous lawn offers plenty of space for children to play and families to enjoy. The garden is further enhanced by its attractive curved patio edging, established boundaries and delightful sense of openness, making it a superb extension of the living accommodation. The property further benefits from a large greenhouse.

Solar Panels

The property has the benefit of solar panels which are owned outright.

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.

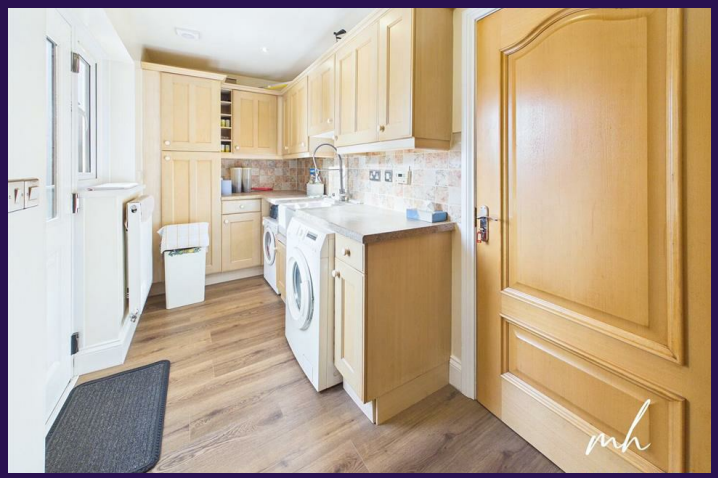
GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

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.







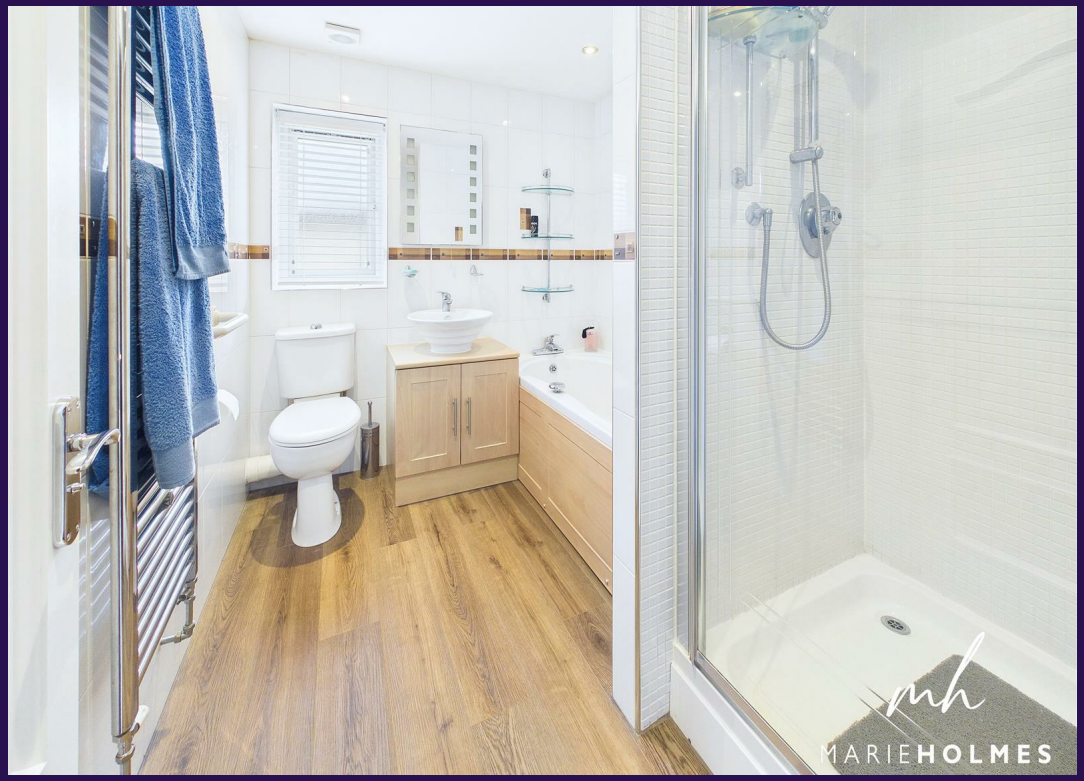









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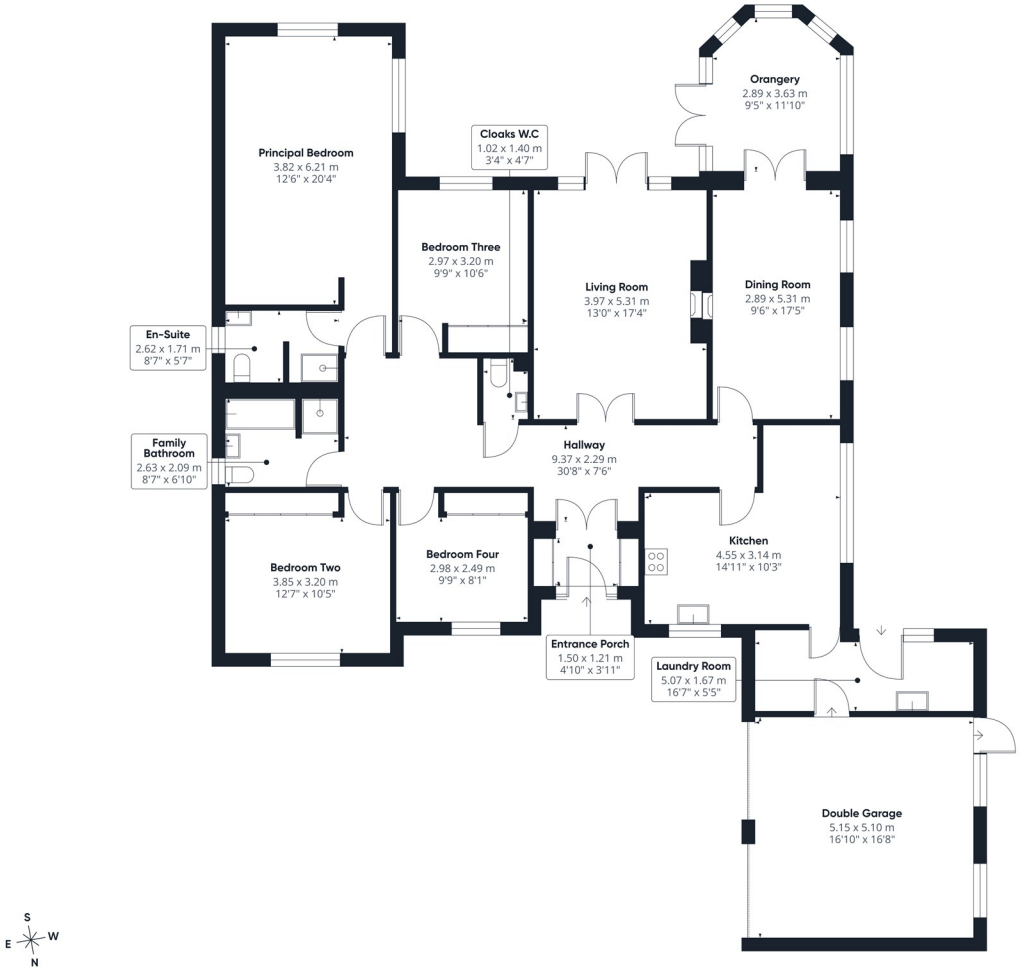












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Approximate total area(1)

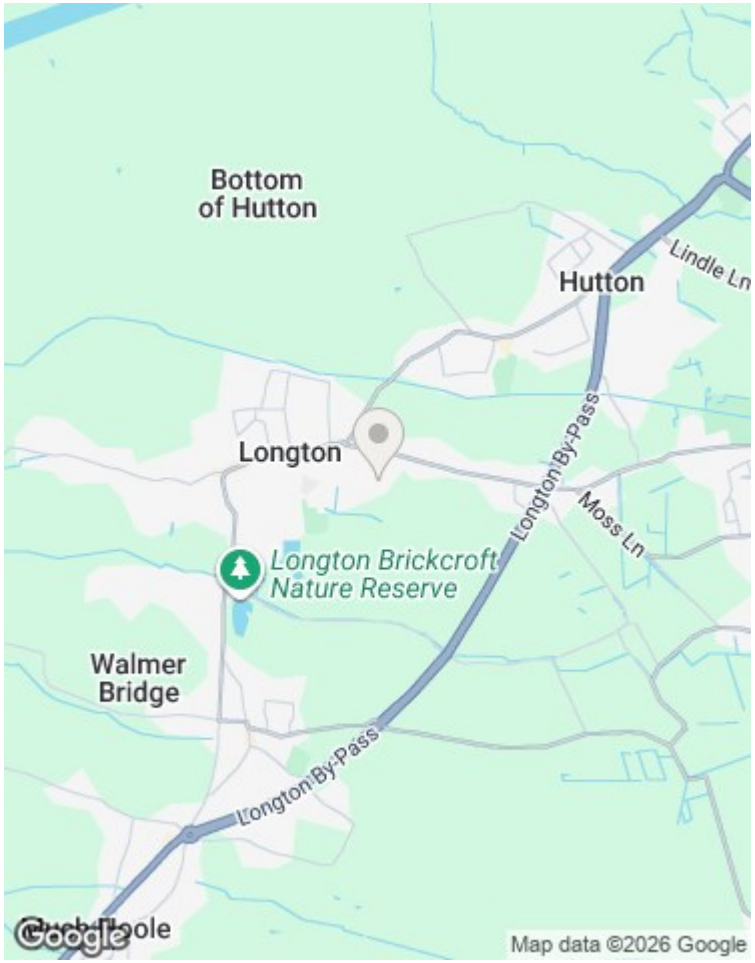
193.4 m²

2081 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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