



The Vinery New Longton

- Offered Chain Free
- Exceptional 6 Bedroom Detached Home
- Private Cul De Sac Location
- Long Block Paved Driveway with Ample Off Road Parking

For Sale £750,000
EPC Rating 'C'





Property Description

- * Chain Free
- * Exceptional Six Bedroom Detached Family Home
- * Private Cul-de-Sac Position
- * Five Reception Rooms
- * Double Garage

Tucked away in the far corner of a peaceful and highly sought-after cul-de-sac, this impressive chain-free six-bedroom detached family residence occupies an exceptionally private plot, offering an outstanding amount of versatile living space both inside and out.

A long block-paved driveway creates a striking approach to the property, providing ample off-road parking for multiple vehicles and leading to a detached double garage, making it ideal for growing families or those requiring additional storage.

Stepping inside, you are welcomed by an entrance porch complete with a built-in storage alcove, perfect for coats and shoes, before entering the grand central entrance hall. This spacious hallway forms the heart





of the home, providing access to all of the principal ground floor rooms.

The property boasts five generous reception rooms, offering incredible flexibility for modern family living. To the rear, the elegant formal living room enjoys a feature gas fireplace, decorative coving and patio doors opening directly onto the garden, creating a wonderful space for relaxing or entertaining.

At the front of the property are two further reception rooms, both finished with decorative coving. One makes an ideal formal lounge or family room with dual windows allowing plenty of natural light, while the other provides the perfect home office for those working remotely.



The cosy sitting room is positioned just off the kitchen and flows seamlessly into the stunning orangery, creating a superb open-plan entertaining space. The orangery is flooded with natural light thanks to its full-height windows and patio doors, offering uninterrupted views across the beautifully maintained gardens.

The well-appointed fitted kitchen features attractive light wood-effect shaker-style cabinetry complemented by generous work surfaces and a range of integrated appliances including a dishwasher, electric double ovens, microwave, gas hob and fridge freezer. A separate utility room provides additional practicality with space and plumbing for both a washing machine and tumble dryer, together with external access to the garden. Completing the ground floor is a convenient WC.



The first floor offers four spacious double bedrooms, all benefiting from decorative coving. The impressive principal bedroom features two windows, a dedicated dressing area and a private en-suite shower room. The luxurious family bathroom is fitted with a beautiful freestanding slipper bath, separate shower cubicle, WC and vanity wash hand basin, creating a relaxing spa-like retreat.

The second floor provides two further generously sized bedrooms along with a modern shower room, making it an ideal space for older children, guests or multi-generational living.

Externally, the attractive gardens wrap around the property, providing an excellent degree of privacy and enjoying no overlooking neighbours. With several patio seating areas positioned to capture the sun throughout the day, there is plenty of space for outdoor dining, entertaining or simply relaxing while enjoying the peaceful surroundings.





Situated in the desirable village of New Longton, the property is conveniently located close to New Longton All Saints' Church of England Primary School, falls within the catchment area for several highly regarded schools, and benefits from excellent transport links to Preston, South Ribble and the surrounding motorway network.

PORCH

ENTRANCE HALL

FRONT RECEPTION ROOM 12' 10" x 12' 9" (3.91m x 3.89m)

LIVING ROOM 14' 4" x 17' 1" (4.37m x 5.21m)

KITCHEN 12' 9" x 10' 9" (3.89m x 3.28m)

SITTING ROOM 13' 7" x 8' 5" (4.14m x 2.57m)

ORANGERY 12' 5" x 10' (3.78m x 3.05m)

OFFICE 8' 8" x 12' 2" (2.64m x 3.71m)

UTILITY ROOM 8' 9" x 5' 5" (2.67m x 1.65m)

WC

FIRST FLOOR

BEDROOM ONE 12' 10" x 12' 3" (3.91m x 3.73m)

DRESSING AREA 9' x 5' 3" (2.74m x 1.6m)

ENSUITE 12' 9" x 3' 10" (3.89m x 1.17m)

BEDROOM TWO 13' 5" x 9' 9" (4.09m x 2.97m)

BEDROOM THREE 10' 2" x 16' 4" (3.1m x 4.98m)

BEDROOM FOUR 8' 9" x 13' (2.67m x 3.96m)

BATHROOM 12' 9" x 7' 6" (3.89m x 2.29m)

SECOND FLOOR

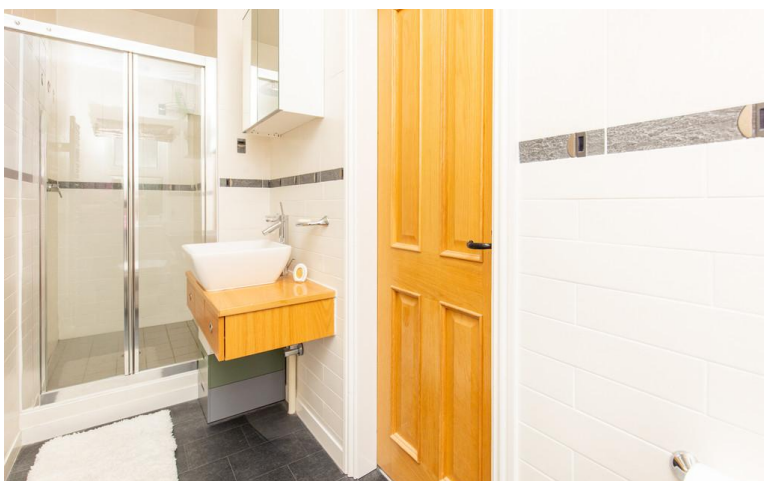
BEDROOM FIVE 17' 1" x 10' 3" (5.21m x 3.12m)

BEDROOM SIX 8' 9" x 10' 2" (2.67m x 3.1m)

SHOWER ROOM 10' 10" x 3' 3" (3.3m x 0.99m)

DOUBLE GARAGE 19' x 19' 5" (5.79m x 5.92m)

Longton is a sought-after village in the Heart of South





Ribble in the PR4 area, Lancashire. Situated about 4 miles west from Preston in Lancashire and offering excellent transport links. A vibrant village centre with an excellent range of boutique independent local shops as well as larger chain stores, such as Booth's supermarket. Excellent local schools and countryside walks being on your doorstep.

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.



