



**LAWRENCE ROONEY**  
ESTATE AGENTS

22 Chapel Lane, Longton, Preston,

Lancashire PR4 5EB

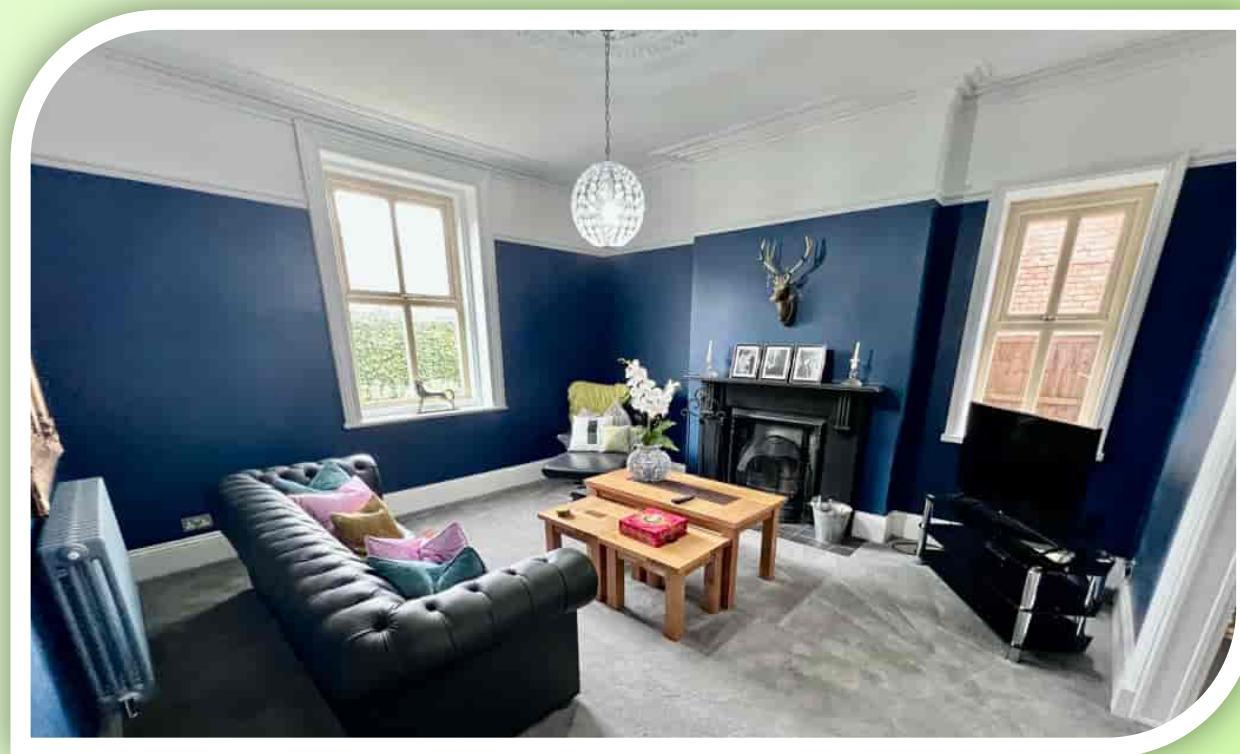
£555,000

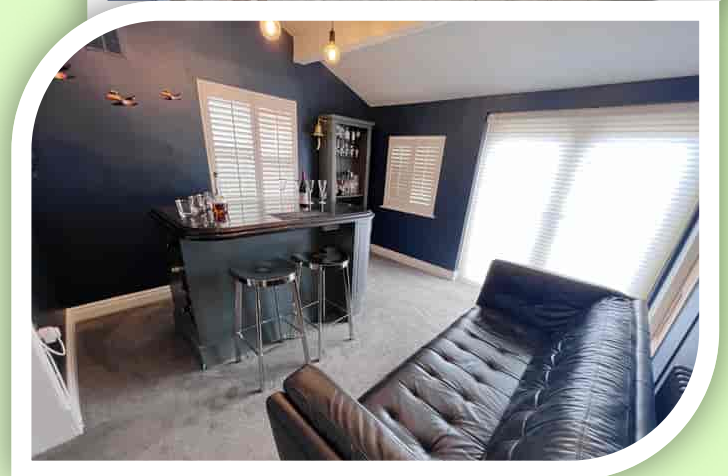
# **22 Chapel Lane, Longton, Preston, PR4 5EB**

## **Beautifully presented detached former farmhouse positioned within the centre of Longton.**

- Detached Former Farmhouse
- Landmark Property
- Three/Four Bedrooms
- Four Reception Spaces
- Lavishly Decorated
- South Facing Rear Garden
- Central Village Location
- Council Tax Band E

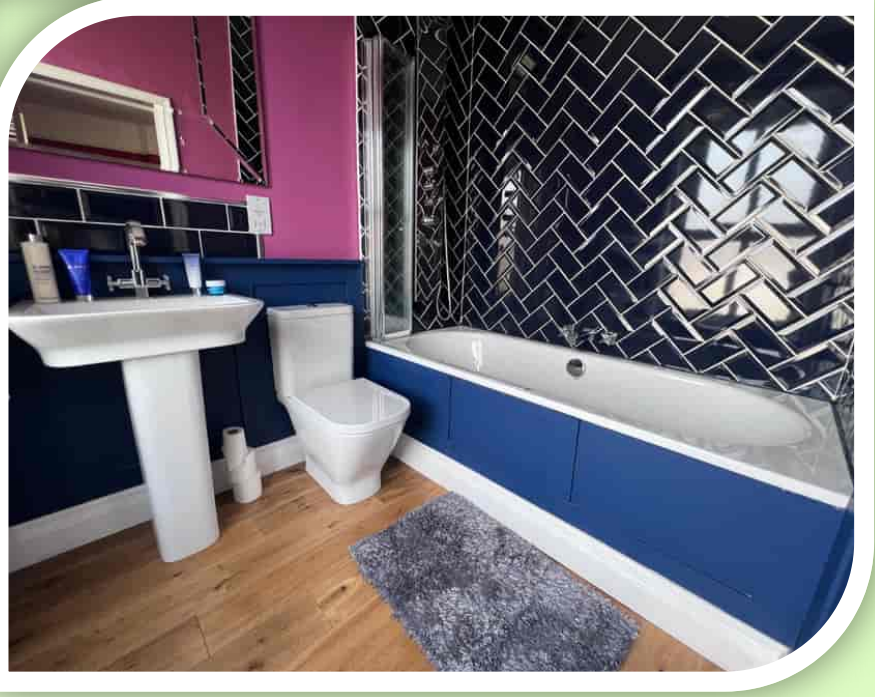
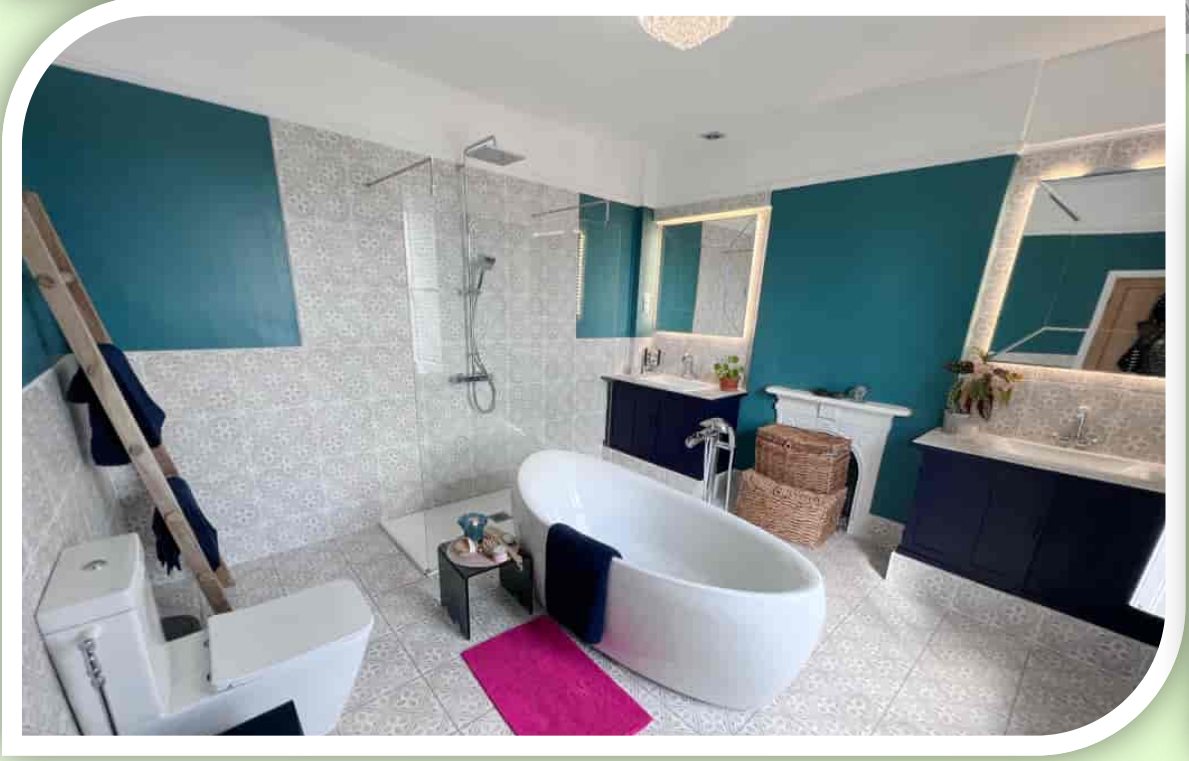
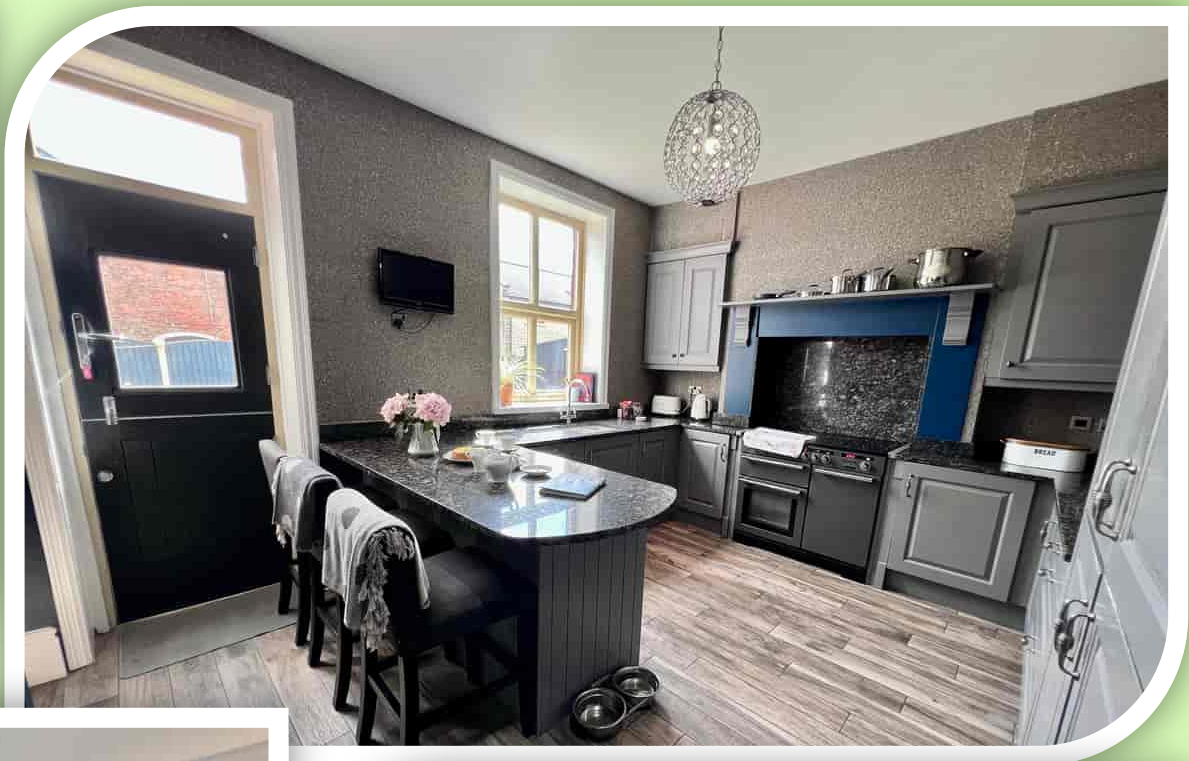
Kittys Farmhouse is a beautifully presented detached former farmhouse positioned in the very centre of Longton. This a rare opportunity to acquire this substantial family home, lavishly decorated throughout and sympathetically updated to reflect the character of a bygone era. This stunning property comprises: central entrance hallway, living room or ground floor bedroom, fitted breakfast kitchen, drawing room, formal dining room, sitting/games room with a bar, utility room and a ground floor W.C. To the first floor there are three double bedrooms, en-suite bathroom to the main bedroom and a breathtaking luxury five piece bathroom. A useful loft room for occasional use would be an ideal home office. Outside off road parking, garden areas to the front and rear elevations, the rear being fully enclosed and south facing. Kittys Farmhouse benefits from double-glazing and is warmed via a gas fired central heating system with a recently updated boiler. Perfectly placed for access to the vibrant village centre of Longton, an internal inspection is highly advised.

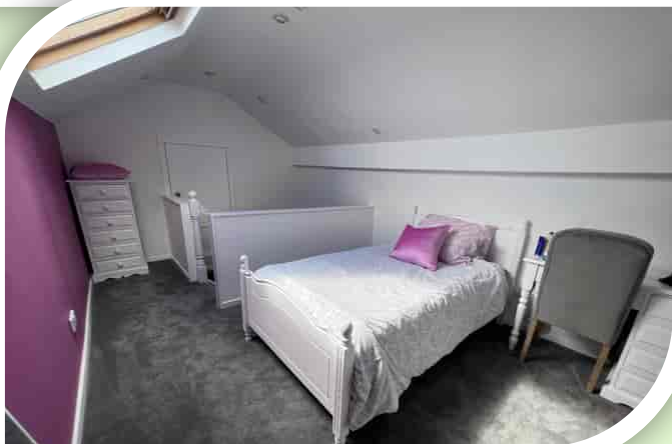




## GROUND FLOOR

Access to Kitty's Farm house is taken via the entrance hallway having stairs to the first floor, column radiator and dado rail. To the right the living room, or even a ground floor bedroom, is ideal for daily family life having dual elevation windows with bespoke shutters, log burner and a wood effect tiled floor. The fitted kitchen offers a wide range of fitted units, Granite work surfaces, breakfast bar, splash-back and matching up stands to complement, space for a range style cooker, under set sink, integrated appliances, stable door to the rear elevation and access to the ground floor W.C. From the kitchen a passage way leads to formal dining room with an opening to the drawing room to the front and the rear sitting room. The front drawing room is sumptuously presented, ideal for entertaining guests having a front window with shutters, side window, open fire and column radiator. Opening into the dining room with a full height side window, column radiator and picture rail. Opening through to the rear sitting room, perfect for parties this room has a fitted bar with wine chiller, patio doors out onto the rear garden and access to the useful utility room.





## FIRST FLOOR

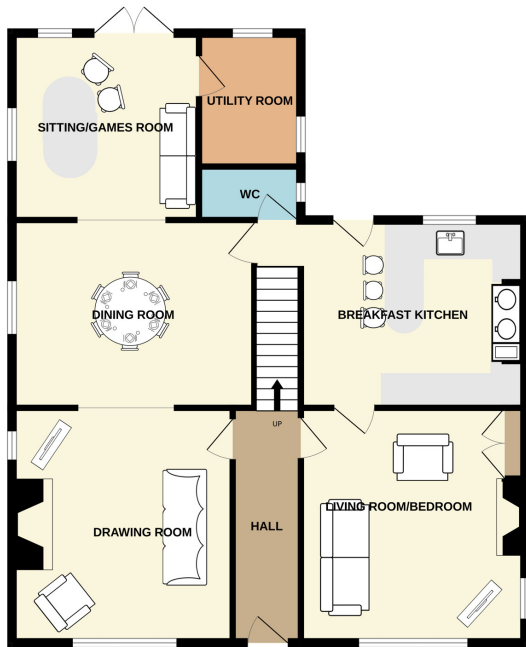
Across the first floor are three double bedrooms and a stunning bathroom suite. The main bedroom has a front window with shutters, cast iron fireplace, dado rail and access to a three piece en-suite bathroom featuring a double end bath with shower tower over and Herringbone style tiled elevation. The further bedrooms are both large double bedrooms with cast iron fireplaces. The bathroom is breathtaking, the highlight being a centrally placed oval double end bath, his & hers wash basins, walk through shower enclosure and a low-level W.C. Expertly tiled, rear window with shutters, cast iron fireplace and column radiator. From the landing a staircase leads to a useful loft room, ideal for occasional use as a home office.



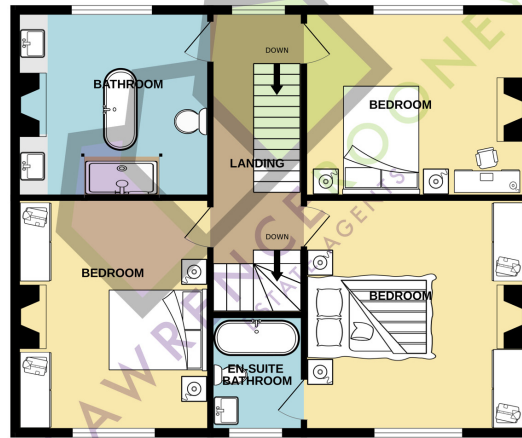
## OUTSIDE

Enclose garden areas to the front elevation with gated access. Off road parking available to the side elevation, the fully enclosed rear garden has the benefit of facing south having an extensive paved patio and lawn.

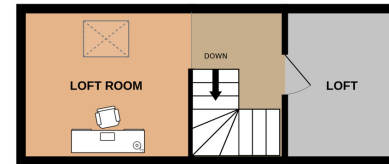
GROUND FLOOR



1ST FLOOR



2ND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PLEASE NOTE: Lawrence Rooney Estate Agents have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

| Energy Efficiency Rating                           |    | Current                 | Potential  |
|--|----|-------------------------|--|
| <i>Very energy efficient - lower running costs</i> |    |                         |  |
| (92-100) <b>A</b>                                  |    |                         |  |
| (81-91) <b>B</b>                                   |    |                         |  |
| (69-80) <b>C</b>                                   |    |                         | 69   |
| (55-68) <b>D</b>                                   |    |                         |  |
| (39-54) <b>E</b>                                   | 44 |                         |  |
| (21-38) <b>F</b>                                   |    |                         |  |
| (1-20) <b>G</b>                                    |    |                         |  |
| <i>Not energy efficient - higher running costs</i> |    |                         |  |
| <b>England, Scotland &amp; Wales</b>               |    | EU Directive 2002/91/EC |  |

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