



Leek Road, Longsdon, ST9 9AR.  
Guide Price £1,250,000

Est. 1930  
**Whittaker**  
**& Biggs**

# Leek Road, Longsdon, ST9 9AR.

This elegant and impressive five bedroom, three bathroom and four reception room detached family home, was constructed in 1935 being beautifully designed, with an abundance of character/charm and nestled on approximately 8.19 acres of grass land, gardens and woodland. Situated on an elevated plot, Highwood provides stunning views across the open countryside and is accessed via electrically operated gates and private driveway. An integral triple car garage has electrically operated up and over doors, power and light connected. The property offers external CCTV throughout the house.

You're welcomed into the property via a spacious hallway, with staircase off. The two formal reception rooms are located to the front, with the 20ft dining room easily accommodating a grand sized dining table and chairs. The living room is a great vantage point for admiring those excellent views, to both the front and side aspect. A snug room is an ideal room throughout those winter months, with a feature fireplace and providing ease of access to the kitchen and utility.

The kitchen/utility has a good range of fitted units to the base and eye level, Neff electric oven, four ring gas hob, extractor, plumbing for a washing machine, space for a free standing fridge/freezer and access to the rear porch. Located from the hallway is a further reception room which is currently utilised as an office, with the inner hallway connecting the house to the garage and bathroom. The bathroom has Jack and Jill wash hand basins, panel bath with electric shower over, bidet, WC and sauna.

To the first floor is a light and airy landing area with five double bedrooms, ensuite bathroom to bedroom four, balcony to bedroom three and a good provision of fitted storage to all bedrooms. The bathroom comprises of a panel bath, pedestal wash hand basin and separate WC.

Externally to the front and side of the property are two paddocks of land, ideal for equestrian use. Along with Landscaped grounds surround the house with an abundance of terraced lawns, interspersed with stone feature walls, steps and crazy paved areas. Flagpole base. Rockery comprising water garden. Sheltered lawned area to the rear surrounded by immaculate Yew hedge with centre lily pond having stone feature.

Woodland area to east of the house with an abundance of mature trees including oak, birch, sycamore, beech, willow and other deciduous varieties along with a timber and felt standalone single garage with electric supply and CCTV. Orchard area to the North with various established fruit trees. Adjoining the house to the South and West, is an excellent field with turf land, having secondary access from the main road.

A viewing is highly recommended to appreciate this properties character, charm, views, land and further potential.

Note: The property has a solar water heating system, septic tank drainage, mains water and mains gas.

## Situation

Longsdon is a village and civil parish in the Staffordshire Moorlands, approximately 1.5 miles (2.4 km) southwest of Leek, on the A53 road. Highwood is located in the west of the village and north of the main road. Private schooling is accessible with ease, with local private transport to either Kings Private School situated in Macclesfield or Newcastle-under-Lyme School.



## Entrance Hall

Wood glazed door to the front elevation, feature leaded windows to the front elevation, radiator, staircase to the first floor, understairs storage cupboard, metal frame glazed window to the side elevation, radiator, cornicing.

## Dining Room 13' 11" x 20' 11" (4.25m x 6.38m)

Wood glazed window to the front elevation, radiator, feature cornicing, stone hearth, mantle and surround with gas fire.

## Living Room 13' 11" x 21' 0" (4.25m x 6.41m)

Cornicing, three radiators, window to the side elevation, window to the front, stone hearth, surround and mantle with gas fire.

## Snug 13' 11" x 11' 11" (4.25m x 3.64m) (Maximum Measurement)

Windows to the side and front elevations, radiator, tiled hearth, surround and mantle with gas fire, built in cupboards and drawers, intercom system for the electric gates, radiator.

## Kitchen 10' 3" x 9' 5" (3.12m x 2.86m)

Range of fitted units to the base and eye level, Bosch dishwasher, one and half bowl sink unit with chrome mixer tap over, four ring gas hob, extractor above, Neff electric oven, radiator, partly tiled, plumbing for washing machine, two double glazed windows to the rear elevation, inset downlights.

## Utility Area 6' 3" x 8' 5" (1.91m x 2.57m)

Glazed door to the rear elevation, windows to the rear elevation, fitted units to the base and eye level, partly tiled, space for freestanding fridge/freezer.

## Rear Porch

Wood double glazed window to the rear and side elevation, door to the side elevation.

## Office 11' 9" x 17' 9" (3.57m x 5.41m)

Cornicing, ceiling rose, glazed window to the side elevation, radiator.

## Inner Hallway

Wood glazed door to the front elevation, base units with sink unit, window to the rear elevation.

## Bathroom 15' 5" x 17' 2" (4.70m x 5.24m)

Jack and Jill wash hand basins with units beneath, panelled bath with electric shower over, bidet, lower level WC, radiator, partly tiled, electric sauna, window to the rear elevation.

## Triple Garage 27' 10" x 21' 7" (8.48m x 6.57m)

Three electric up and over doors, Worcester Bosch boiler, power and light connected.

## First Floor

### Landing

Full height feature glazed leaded window to the side elevation, cornicing, window to the side elevation, radiator.

### Bedroom One 13' 11" x 20' 4" (4.25m x 6.21m)

Window to the front elevation, window to the side elevation, fitted wardrobes, overhead storage and drawers, radiator, feature tiled fire with surround and hearth.

### Bedroom Two 13' 11" x 13' 11" (4.25m x 4.24m)

Window to the front and side elevation, radiator, built in wardrobes and desk, feature tiled fire with surround and hearth, radiator.

### Bedroom Three 14' 3" x 13' 10" (4.35m x 4.22m)

Built in wardrobes, radiator, glazed windows and patio doors to the Balcony.

### Bedroom Four 13' 11" x 13' 9" (4.25m x 4.18m)

Window to the side elevation, radiator, tiled hearth, surround and mantle, built in cupboards, wardrobes, drawers and dressing table, feature fireplace with tiled hearth and mantle.

### Ensuite Bathroom 4' 5" x 12' 10" (1.34m x 3.90m)

Panelled bath, lower level WC, bidet, pedestal wash hand basin, fully tiled, radiator, UPVC double glazed window to the rear elevation.

### Bedroom Five 12' 2" x 15' 0" (3.70m x 4.56m)

Radiator, window to the side elevation.

### Bathroom 10' 3" x 9' 4" (3.12m x 2.85m)

Panelled bath with mixer tap, pedestal wash hand basin, window to the rear elevation, radiator, airing cupboard housing immersion heated tank.

### WC

Lower level WC, radiator, window to the rear elevation.

### Outside

Externally to the front is a tarmacadam driveway accessed via electrically operated gates, fenced paddock to the front, lawned area to the front, driveway to the side with access to the Triple Garage, courtesy lighting, mature shrubs, plants and trees.

### Sides

Further tarmacadam driveway, area laid to lawn, enclosed paddock, rockery, mature trees, plants and shrubs, woodland, pond, lawned area and garage.



**Rear Garden**

Herringbone paved patio, raised lawn area with feature pond, well stocked borders, stone walls, grassland, brick built barbecue.

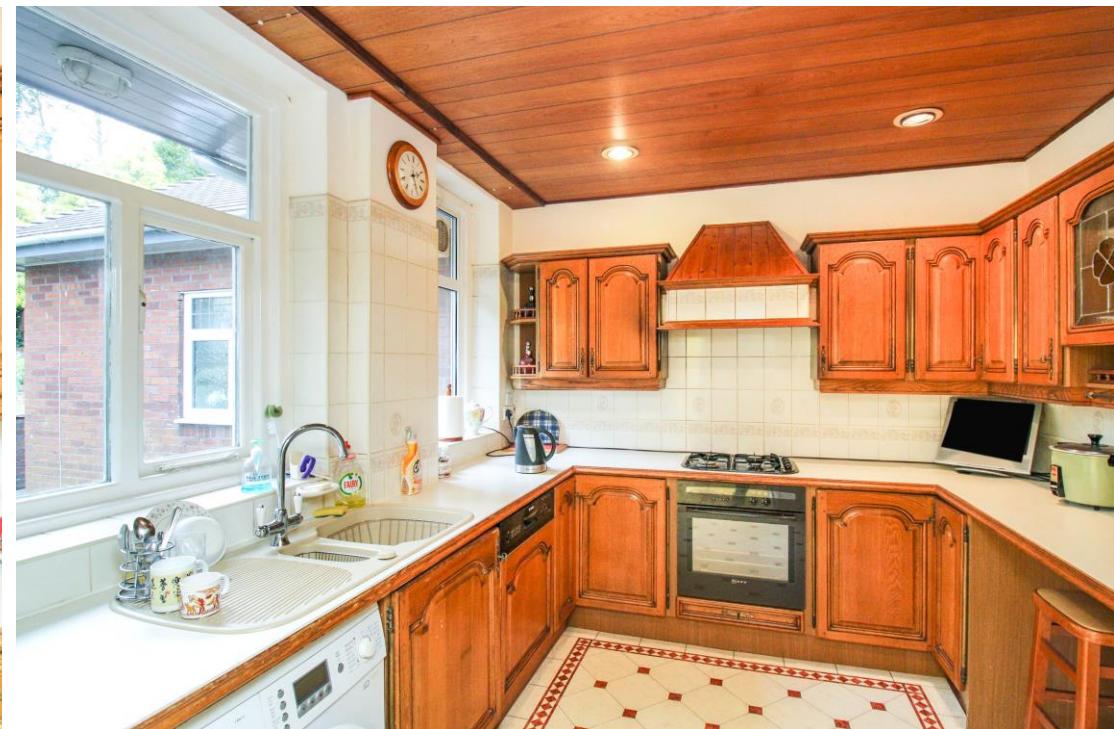
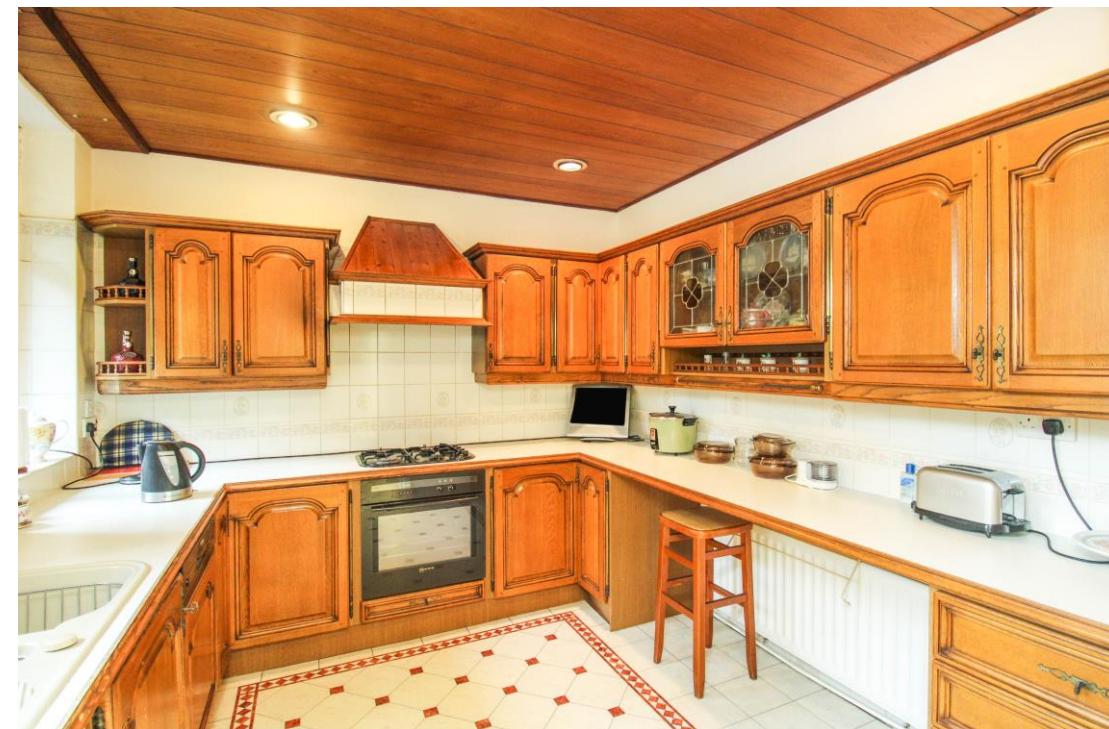
**Note:**

Council Tax Band: G

EPC Rating: C

Tenure: believed to be Freehold









Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operation or efficiency can be given.  
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## Directions

From our Derby Street, Leek, offices proceed along Haywood Street, follow this road for a short distance proceeding straight ahead at the traffic lights into Broad Street and at the mini roundabout proceed straight ahead on to the A53 Newcastle Road. Follow this road proceeding up the bank locally known as Ladderedge and as you enter the village of Longsdon continue along this road for a short distance passing the The Wheel public house and the property is located on the right hand side, just before the turning for Dunwood Lane.

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