Tinsley Garner
independent property expertise



The Covert, 110 Longton Road, Barlaston, ST12 9AU

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Asking Price £725,000

A mature detached bungalow on a grand scale! If you have never considered single-storey living as an option for a family home, this fabulous property may well provide an opportunity to reconsider! This exceptionally spacious detached bungalow offers capacious accommodation, including three reception rooms, a large dining kitchen, four double bedrooms, an en-suite bathroom to the principal bedroom and a family bathroom. Step outside and you will discover a substantial, private garden plot extending to approximately 0.7 acres, occupying arguably one of the finest positions in Barlaston. Situated on the eastern edge of the village, the property enjoys far-reaching views across open farmland towards Cocknage Woods in the distance. Clearly built to a quality specification and well maintained throughout, the property now offers its future owners an exciting opportunity to update and personalise the accommodation to their own taste. Ideally located within easy reach of Barlaston village and its excellent range of amenities, the property is also conveniently positioned for access to The Potteries, Stone and further afield. A truly impressive home offering space, privacy and a wonderful setting, with viewing highly recommended.







01785 811 800

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Porch
Fully enclosed porch with glazed outer and inner doors.

Entrance Hall
Spacious reception hall with rear facing window and inner hall leading off to the bedroom accommodation.

Cloakroom & WC
Coloured suite with WC and hand basin.

Lounge
Spacious dual aspect sitting room which has patio windows opening to the patio and gardens. Stone built feature fireplace and TV bench, bar built in the corner of the room. Doors leading through to the dining room and hall.

Dining Room
A pleasant wood panelled entertaining room with fitted bookcases to the length of one wall, wood effect floor and patio doors opening to the gardens. Doors to both the hall and kitchen.

Breakfast Kitchen
A very spacious kitchen with room for casual dining. Featuring an extensive range of 1980s period style wall & base cupboards with wooden trim and coordinating work surfaces with inset sink unit and mixer tap. Matching island with breakfast bar seating four people. Integrated appliances comprise; inset hob with extractor over, eye level electric double ovens, dish washer and housing for a fridge freezer. Rear facing window overlooking the garden, door through to the snug.

Snug
A cosy TV room with feature electric fire and TV bench. Patio windows opening to the gardens.

Rear Porch
With half glazed 'back door' opening to the courtyard.

Laundry
A large utility room with fitted base cupboard, work surface and sink unit. Space for a washing machine & dryer.

WC
With WC and hand basin.

Inner Hall
Leads through to the bedroom accommodation off the main hall. Walk-in linen cupboard.

Main Bedroom
An exceptionally spacious main bedroom which features an extensive range of fitted furniture comprising; wardrobes with matching bedside cabinets, storage chests and dressing table. Window to the front overlooking the garden.

En-Suite Bathroom
An equally spacious en-suite featuring inset bath with gold mixer shower attachment, walk-in shower enclosure with glass screen and thermostatic shower, vanity unit with twin basins and WC. Ceramic wall tiling throughout. Window to the side of the bungalow.

Bedroom 2
Double bedroom with extensive fitted furniture comprising; wardrobes, bedside cabinets, dressing table with vanity unit and sink. Rear facing window.

Bedroom 3
Double bedroom with extensive fitted bedroom furniture to two walls. Window to the front overlooking the garden.

Bedroom 4 / Study
Double bedroom which is currently used as a study, with fitted storage and desk unit with shelving over. Window to the front overlooking the garden.

Guest Bathroom
Spacious bathroom with suite comprising; corner whirlpool bath with shower over, walk-in shower enclosure, vanity basin & WC. Ceramic wall tiling to full height. Window to the rear of the bungalow.

Outside
The Covert occupies a large garden plot extending to approximately 0.7 acres on the eastern edge of Barlaston village bordering farmland along two boundaries. The bungalow is discreetly located behind tall hedges and is all but invisible to passers by save a glimpse of the side of the property. Step into the plot and you will discover a large garden which is mainly lawn, with established trees and planted borders combined with a huge paved patio providing oodles of space for outdoor living. Hidden garden with paved area and wooden garden shed and out of sight garden storage. To the rear there is a paved courtyard with access into the garage and boiler room.

Driveway parking with space for a number of vehicles and attached double garage with motorised up and over door.

General Information
Services; Mains electricity, water & drainage. Oil fired central heating with radiators and / or skirting radiators to all rooms supplemented by electric night storage heaters. There is no mains gas in this part of the village.

Tenure; Freehold

Council Tax Band G - Stafford Borough Council

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion





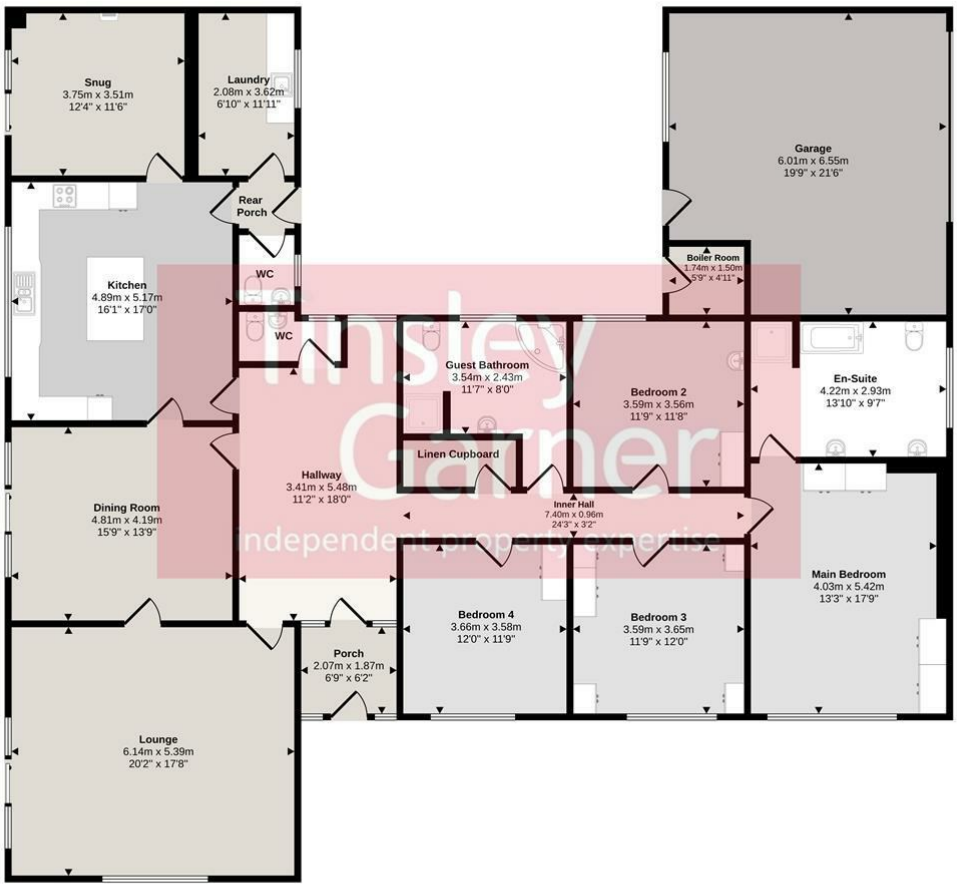






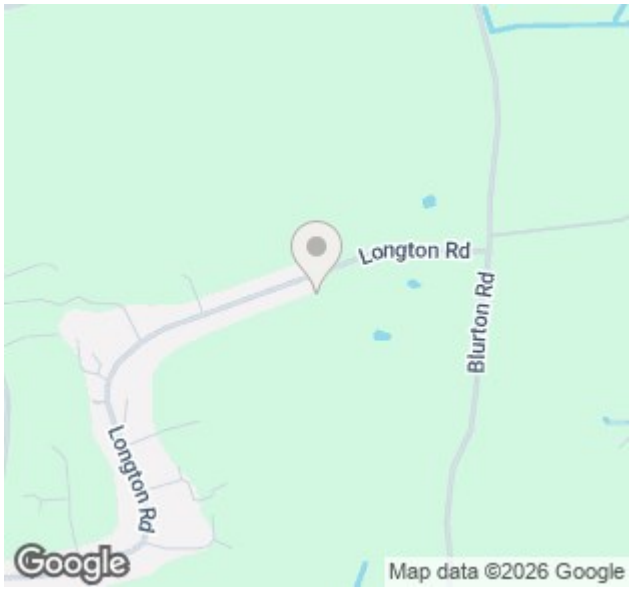


Approx Gross Internal Area
275 sq m / 2962 sq ft

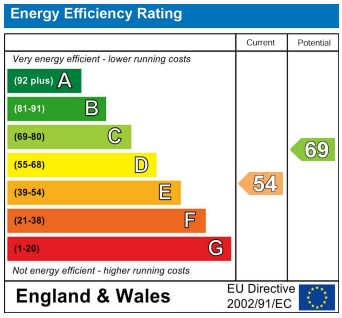


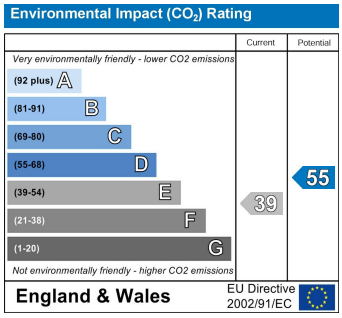
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









enquiries@tgprop.co.uk 01785 811 800