



## 78 Longton Road, Barlaston

£625,000 Freehold



This home offers ample potential to be a dream forever home and is being offered for sale with no chain! • Generous 0.34-acre plot with gated driveway entrance, lush front gardens, and a coach house garage with a ground floor double garage and upstairs space with potential to be an annex (STNPP) • Located in sought-after Barlaston within walking distance of a school, local shops, two pubs and the National Trust Downs Banks. Nearby travel links to the A34 and Stone train station. • Three double bedrooms, two with fitted wardrobes, and a further single that's perfect for guests, a nursery, office, or dressing room. • Flexible living with three reception rooms, a kitchen/breakfast room, office, shower room, and pantry.





Welcome to Your Forever Home in Beautiful Barlaston! Brimming with character, sprinkled with quirky corners, and radiating a warm, welcoming soul, this delightful home is far more than just bricks and mortar – it's a personality waiting to be loved. Tucked away in the ever-desirable village of Barlaston, this charming residence sits proudly on a generous 0.34-acre plot of beautifully maintained gardens, with lush lawns, mature shrubbery, and greenery galore. Oh, and did we mention? It's being sold with no onwads chain – so your dream move could happen sooner than you think! Step inside and you'll find space in all the right places. There's a generous sitting room, a cosy dining room, and a further living room perfect for family time or flopping down with a good book. Exposed beams and traditional fireplaces add a touch of timeless charm, while there's also scope to extend (STNPP) if your dreams need even more room to grow. At the heart of the home is the kitchen/breakfast room, complete with ample cabinetry, space to entertain, and a standout feature: an AGA cooker. You'll also find a handy separate shower room with storage, a pantry, and a dedicated home office. Upstairs, there are three spacious double bedrooms – two with built-in wardrobes – plus a cosy single bedroom, perfect for a nursery, guest room, or even your very own dressing room. The bathroom includes a bath, sink, and W/C. But wait – there's more! Outside, two separate outbuildings and a charming coach house garage offer endless potential. The ground floor is home to a double garage, while upstairs offers a flexible space ideal for a home studio, office, or even a self-contained annex (STNPP) for multi-generational living or extra income. A gated driveway welcomes you in with ample off-road parking, and the location? Simply lovely. In peaceful Barlaston, you're within strolling distance of local shops, a school, two pubs, and lush countryside walks at the National Trust Downs Banks. Commuting is a breeze too, with the A34 and Stone train station close by. Whether you're upsizing, nesting, or dreaming of a lifestyle change, this home has the space, character, and charm to grow with you. So, what are you waiting for? Your forever home is calling.





Welcome to Your Forever Home in Beautiful Barlaston! Brimming with character, sprinkled with quirky corners, and radiating a warm, welcoming soul. Offering four bedrooms, three reception rooms, and a coach house garage. Council Tax band: G

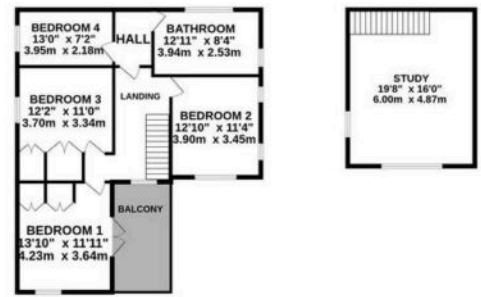
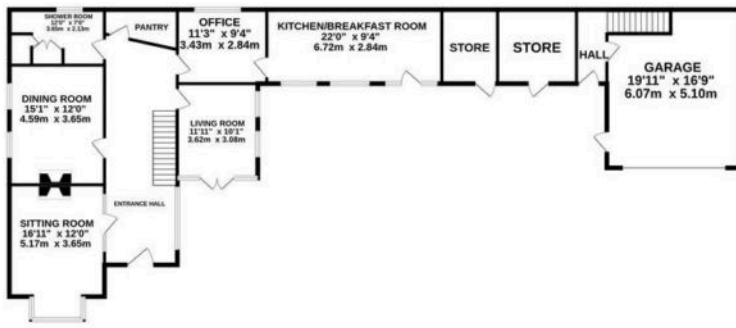
Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G



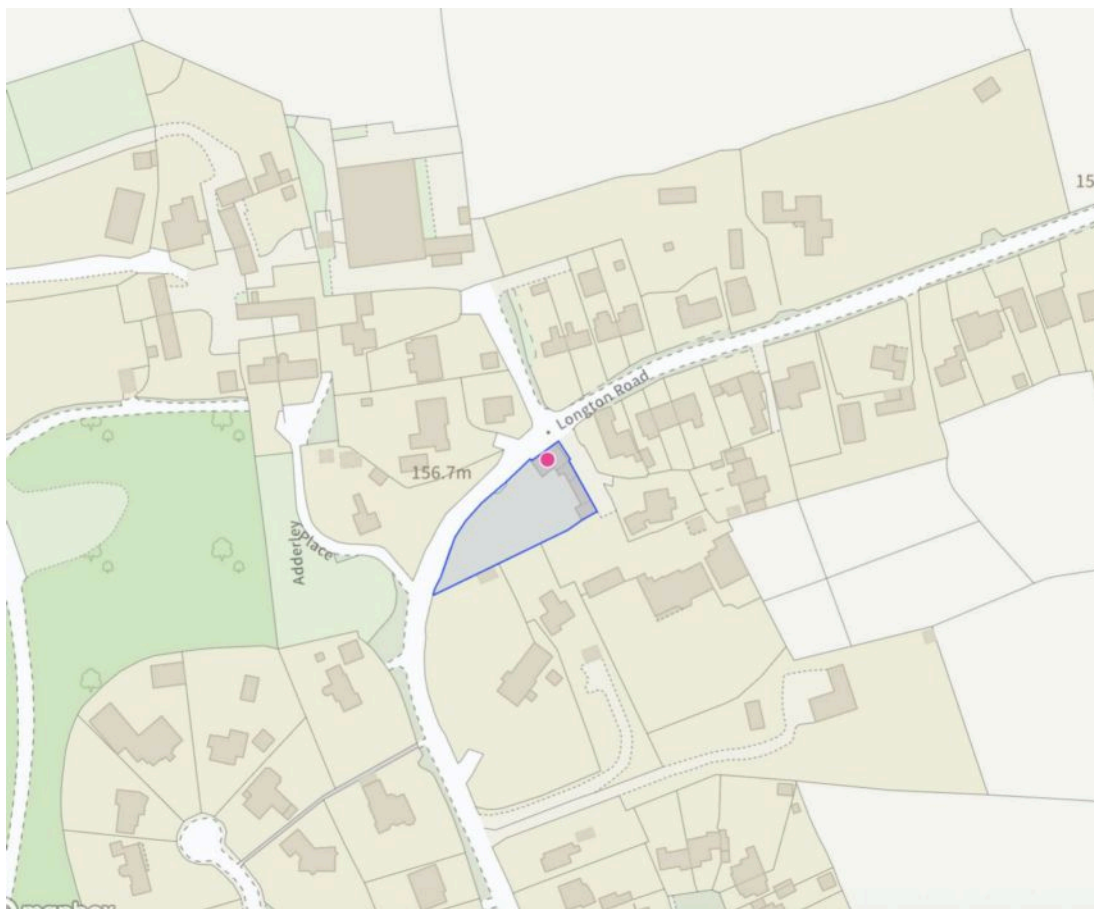




TOTAL FLOOR AREA : 2841 sq.ft. (264.0 sq.m.) approx.

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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