

Bury Ring

Haughton, Stafford, ST18 9DH

John
German





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£595,000

With west facing views to die for! A fabulously positioned substantial detached cottage and beautiful garden alongside the historic grounds of Berry Ring.



Located along a picturesque country lane with no through traffic and approximately 2 miles to the southwest of Stafford and approached from the A518, a unique opportunity to purchase a home of character and style that sits onto the private wooded grounds of Berry Ring, an Iron Age hillfort. Ideal for purchasers seeking the country lifestyle but with all modern conveniences and a non-isolated position.

The front main entrance to the cottage is through a part glazed porch that leads you into a characterful reception hall with oak part glazed door, timber finished floor, front aspect window and access in turn to a two piece fitted guest cloakroom with tiled floor and understairs cloaks cupboard.

Leading off the hall is a charming dining room with beamed ceiling, two front facing windows, timber finished floor, wall lights and access in turn to a generous sized sitting room with windows on three sides all enjoying garden and country views, a focal point fireplace surround and facility for an open fire (would need to be tested) and beamed ceiling.

Patio doors lead from the sitting room into a most attractive conservatory with floor to ceiling glazing to take full advantage of the garden views. Within the conservatory there is a modern tiled floor and direct garden access.

Positioned at the opposite end of the cottage is a family sized dining kitchen with a bespoke range of paint finished units, contrasting worktops and splashback tiling, inset Astracast double bowl sink with disposal unit, built in double oven, electric hob, extractor hood and all enjoying further views of the garden and countryside beyond.

Leading off the kitchen is a large garden room/utility that has uPVC double glazed garden facing windows and doors, polycarbonate roof, a range of base units and worktops, ceramic sink, appliance spaces for a washing machine, fridge freezer and dishwasher. There is also ample space for a dining table and chairs.

On the first floor, a traditional cottage landing gives access to the four bedrooms and family shower room. The master bedroom is a further generously proportioned room with triple aspect windows to take advantage of the garden and country views, a range of mirror fronted wardrobes and a three piece fitted en suite area that includes a quadrant shower, low level WC and wash hand basin/vanity unit.

Bedroom two would make a perfect guest double room as it also has a full width range of built in wardrobes and dressing table and access to its own en suite bathroom with a white three piece suite and partial tiling.

Bedrooms three and four both enjoy a front facing aspect and outstanding views and would be ideal for children's bedrooms.

The family shower room has a grey and chrome suite together with partial tiling, a rear aspect window and boiler cupboard housing the Worcester LPG boiler.

Outside, attached double garage with two up and over doors, rear personal door, electric, light and power points.

Additional timber built garage/store located at the top left hand side of the garden, 4.9m x 3.5m (no power supply).

Driveway parking in front of and to the side of the main garages and additional parking in front of the timber garage/store.

The cottage gardens to this property have been lovingly developed and maintained by the vendors to offer a pleasing blend of lawns, shrubbery and perennial borders, seating areas and rockeries, a productive kitchen garden and mainly hedged boundaries, all enjoying a high degree of privacy and country charm.

Agents notes:

1. In 2018 an insurance claim was submitted regarding damage to a limited section at the rear of the property where tree roots caused clay shrinkage. Following a period of monitoring the offending trees were removed and repairs completed in 2021. A purchaser may wish to seek and apply for continued insurance cover with the current insurer.
2. The owner of the immediate adjoining woodland has a right of way to a limited area of the garden by the timber garage/store, in order to remove felled trees and vegetation, if required.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: LPG central heating. Private drainage to a newly installed septic tank and treatment facility. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.staffordbc.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09052023

Local Authority/Tax Band: Stafford Borough Council / Tax Band F

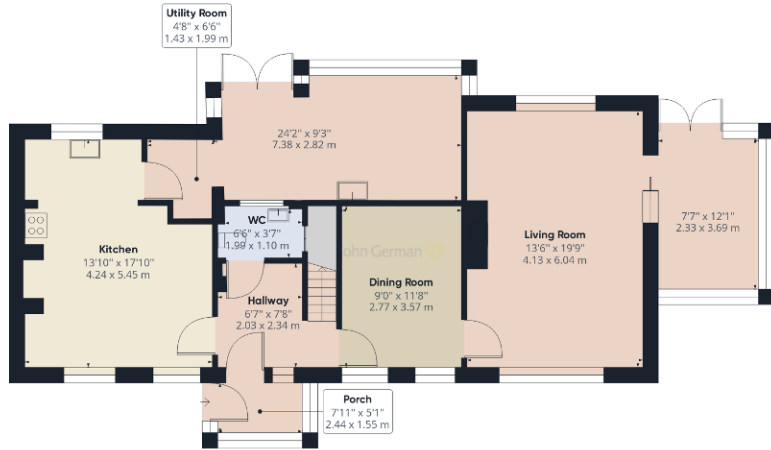




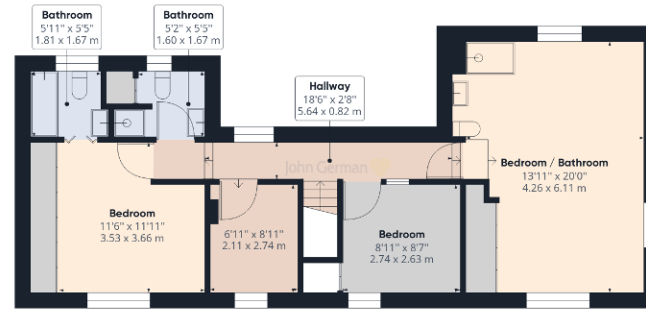




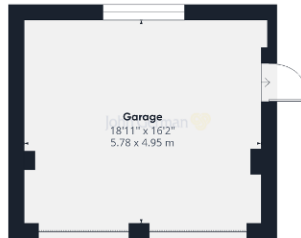




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2081.93 ft²

193.42 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



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