

Long Compton

Haughton, Stafford, ST18 9JT

John 
German





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£595,000

Charming farmhouse situated in this truly delightful rural location. Having the benefit of a spacious yard, numerous outbuildings, garden & an additional paddock (1.15 acres) may be available by separate negotiation and a larger area may also be available for rent only.

Whilst situated in a truly enviable location, it is also exceptionally convenient for the villages of Haughton, Ranton and Stafford town centre.

The reception hall leads to a sitting room with attractive fireplace having open fire facility and a separate dining room which also has an open fireplace. The dining kitchen has a range of cupboards with contrasting work surfaces and a stainless steel sink and double drainer. There is a separate large pantry room with a further range of kitchen units. There is also a spacious understairs storage area off the kitchen, in addition to a separate utility room which has a stainless steel sink and drainer, cupboards, work surfaces and space for domestic appliances. There is a separate WC with WC and wash basin with integrated cupboard beneath. On the first floor, there are three bedrooms and a shower room comprising wash basin, WC and a modern spacious shower.

Outside, the house occupies a delightful corner plot position in this lovely rural location and is surrounded by its own gardens with greenhouse and garden shed. In addition, there is a spacious yard which has the benefit of a range of outbuildings including two garages, old dairy, stables, workshop, stores and show room, shed and pigsties. In addition, there is a boiler room which houses the oil fired boiler.

The property has been in the same family ownership for many years and has previously run as a successful mower and garden equipment service centre. The property is situated in a few minutes drive of the village of Haughton which has a local village pub and convenience store. The county town of Stafford has a wide range of amenities including the mainline intercity railway station where there are regular services operating to London Euston and some of which only take approximately 1 hour 20 minutes. Junction 14 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes:

Our client has commissioned a specialist firm to ascertain whether the present private drainage system is compliant with environmental agency regulations.

The property is not registered with Land Registry.

Some of the buildings may contain asbestos.

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

Property construction: Brick. **Parking:** Drive & garages

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Private system. **Heating:** Oil central heating (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/15012024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4



Ground Floor Building 5



Ground Floor Building 6



Ground Floor Building 7

Approximate total area¹⁰

3588.4 ft²

333.37 m²

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.

GIRAFFE360



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		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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