

Watery Lane

Haughton, Stafford, ST18 9EH

John
German






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£799,000



An attractive and tastefully presented country cottage having a gated drive, lovely garden and field with pond. In all extending to approximately 2.2 acres, in addition to three stables and two workshops.

The reception hall has stairs rising to the first floor landing, a useful understairs cupboard and cloakroom with WC and wash basin.

There is an elegant and particularly well proportioned lounge benefitting from numerous windows and two sets of French style doors opening to the terrace and garden, and therefore making the room very light and airy. There is a log burner situated in the corner with marble hearth and marble surround.

The excellent dining kitchen has an extensive range of traditional units with wooden work surfaces, enamel twin sink unit, dresser style unit, Rangemaster style oven with extractor canopy above, island unit with wooden work surfaces, further cupboards and a dining bar. Please note that the American style fridge freezer is not included in the sale. The dining area has ample space for a dining table, there is downlighting throughout, tiled floor and a stable style door in addition to double doors opening to the terrace and garden.

The first floor landing has an airing cupboard and off which leads three bedrooms. The principal bedroom is dual aspect enjoying lovely rural views and there are an attractive range of fitted bedroom furniture in addition to a built in wardrobe. The exquisitely tiled en suite comprises a wide shower with conventional waterfall heads, wash basin and WC set into an integrated unit with cupboards. There is also a matching wall mounted cupboard and chrome vertical towel radiator.

The second bedroom has a built in cupboard and the third has an extensive range of wardrobes and dressing table and is currently used as a dressing room.

The beautifully appointed family bathroom has a freestanding traditional bath with chrome mixer tap and shower with screen above, wash basin and WC set into an integrated unit with cupboards, tiling to all wet areas and a towel radiator.

The property stands back from the lane with a gated gravelled drive providing parking for numerous vehicles and benefitting from a fitted EV charger. This gives access to the side and rear of the property where there is a lovely entertaining area having a contemporary style terrace with superb feature horizontal fencing, in addition to a covered pergola. To the side lies a beautifully presented lawn.

There are three stables, one of which is currently used as a utility room, and a path leads to the field which extends to the rear and side of the property. There is an attractive meadow style field which incorporates a pool. To the other side of the property, there is a second gated entrance ideal for horsebox or caravan etc and there are also two workshops.

The garage has been converted to an annexe, however there is no building control approval. This obviously cannot be used for garaging at the moment.

The property is situated in a lovely rural position on the edge of the village of Haughton with some lovely views from all aspects. It is extremely convenient for the county town centre of Stafford which has an excellent intercity railway station with regular services to London, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll. There are also local facilities at Haughton.

Agents notes:

-There is no mains drainage.

-There are three Land Registry documents - one appertaining to the house and gardens, one to the land and both of which refer to restrictions, rights and registers. A copy of both are available upon request.

-Although the garage has been converted and is presented as living accommodation, it does not have building control approval.

-There are alarms and CCTV recording.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Private system

Heating: Gas

(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: Staffordshire County Council / Tax Band D

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

Our Ref: JGA/23052024

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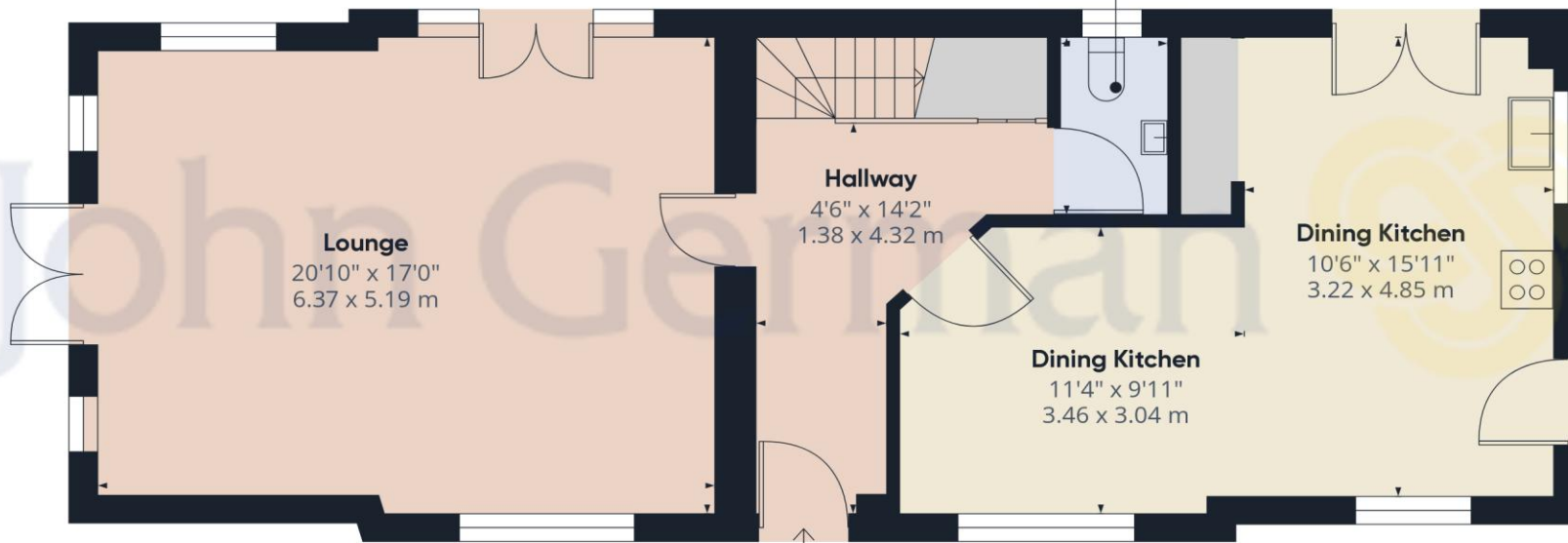






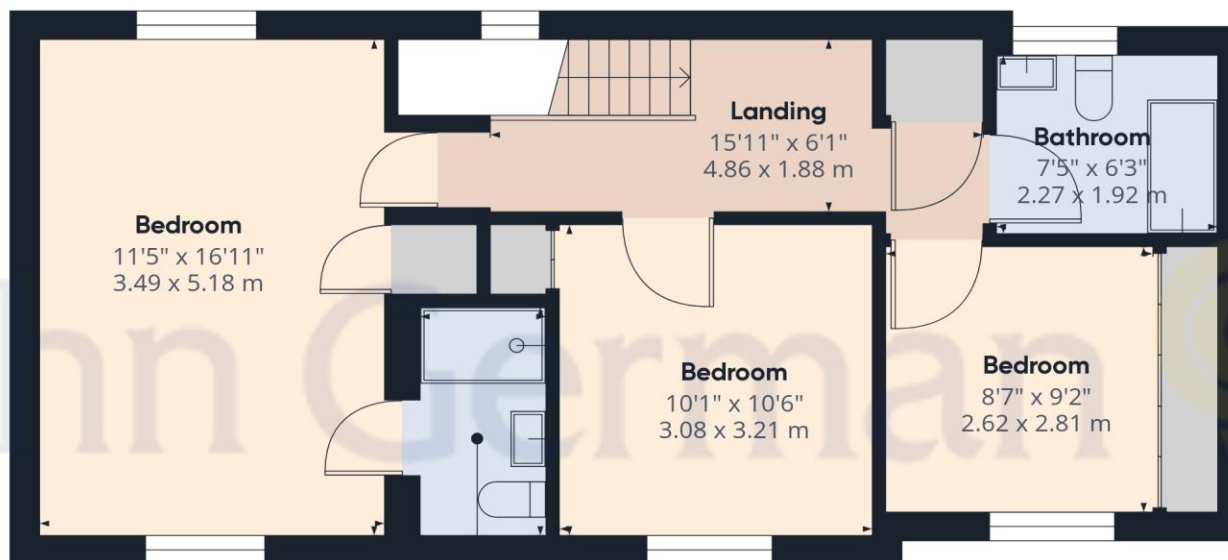


WC
3'9" x 6'9"
1.14 x 2.06 m



Ground Floor Building 1

Approximate total area⁽¹⁾
1375.86 ft²
127.82 m²



Bathroom
4'8" x 7'11"
1.43 x 2.41 m

Floor 1 Building 1

(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.



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.

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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		99 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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