

# Newport Road

Haughton, Stafford, ST18 9DJ

John German









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£795,000

An attractive traditional country villa residence being very well presented and having the considerable benefit of outbuildings, gardens, paddock, menage and land in all extending to approximately 1.3 acres.



Accommodation: Reception hall having a tiled floor and stairs rising to the first floor landing. Delightful and particularly spacious lounge and dining area having a wooden floor and a substantial brick inglenook style fireplace with cast burner. Patio style doors opening to a conservatory which in turn has a tiled floor and doors leading out. There is a very pleasant study with secret door from the lounge. Separate charming sitting room having a feature fireplace with tiled hearth and inset and being dual aspect. Superb dining kitchen having a very attractive range of modern white units with contrasting worksurfaces and a ceramic 1.5 bowl sink and drainer and a splendid island which incorporates an induction hob and breakfast dining bar. Integrated double oven, full height fridge, full height freezer and a dishwasher. Quarry tiled floor, downlighting, door to a rear lobby which in turn has a spacious utility area off with space and provision for appliances, and a cloakroom with WC and wash basin.

First floor gallery landing, off which leads four double bedrooms. The principal bedroom has walk-in wardrobe and an ensuite comprising shower cubicle with electric shower, wash basin set into a modern integrated unit with cupboard beneath, WC and full height tiling. All the bedrooms have the benefit of traditional cast and now ornamental fireplaces. There is a beautifully presented bathroom having an oval freestanding bath with external shower and tap, separate shower with both conventional and waterfall heads, wall hung wash basin with integrated cupboard, WC, vertical radiator and full height tiling.

Outside: Modern Park home style lodge which is beautifully presented and has an open plan living dining area with doors leading onto a deck, kitchen with a range of units, shower room and two bedrooms. The double bedroom has the benefit of built-in wardrobes and an ensuite.

The main property stands well back from the road beyond a gated entrance and provides extensive parking for numerous vehicles. To the side of the property there is a range of outbuildings, our clients currently run as a cattery, however they are not selling the property as a business. To the rear of the house there is a traditional two storey barn which is used for garaging with hay loft above. There is a large pond which the lodge has the benefit of enjoying, beyond which is a paddock with a sunken pool which is now dry, and beyond which lies a menage. There are lovely views to the rear of the property.

The house is conveniently situated within a few minutes drive of the county town centre of Stafford and its intercity railway station where there are regular services operating to London Euston, some of which take only approximately one hour 20 minutes. Stafford also has the benefit of junctions 13 and 14 of the M6 which give access into the national motorway network and M6 toll.

#### Agents notes:

- The owners currently run a cattery however they are not selling the property as a business.
- There is no mains drainage and drainage is to a septic tank.
- There is no mains gas, central heating is via an oil fired system.
- Some of the rooms have Artex ceiling which may contain asbestos.
- The land registry document refers to rights and covenants and copy of which is available upon request.
- We understand the lodge has separate council tax rating.
- There is CCTV recording.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Oil fired central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

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 G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA01092025

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.

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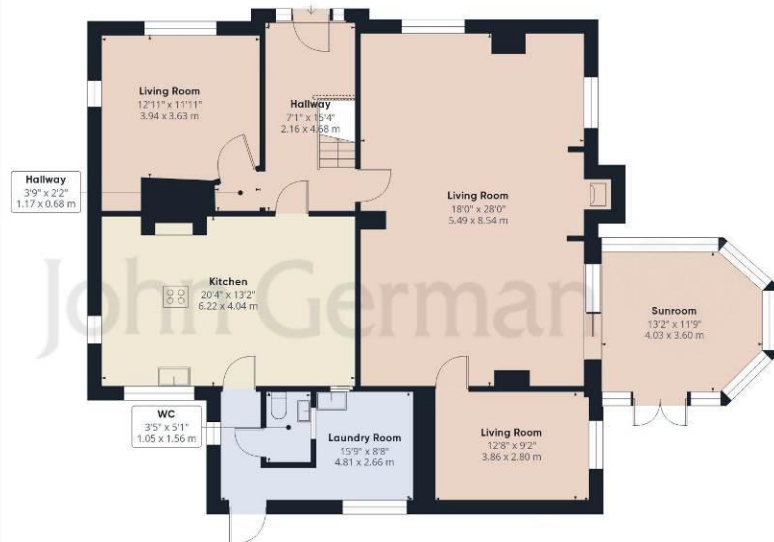












Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2757 ft<sup>2</sup>

256.2 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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