

White Cross Farm

Haughton, Stafford, ST18 9JL

John
German





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£825,000



An attractive modern farmhouse occupying an absolutely delightful plot and position, ideal for equestrian enthusiasts with 3 stables and a workshop plus a large paddock - in all extending to approx. 3.8 acres. Conveniently situated around 1 mile from the centre of Haughton and very convenient for Stafford and Newport.

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Accommodation - Step inside the reception hall having stairs to the first floor. There are two reception rooms - the first being a delightful lounge with an inglenook style fireplace housing a cast log burner. Double doors open to a separate dining/sitting room that has French style doors out to the garden.

A farmhouse style dining kitchen has a range of units with contrasting work surfaces incorporating a stainless steel one and a half bowl sink and drainer. Tiled floor runs underfoot and a brick fireplace houses a Rayburn. Leading off is a utility room, freezer room and small office.

The first floor landing has a linen cupboard and access to three bedrooms all of which enjoy lovely views sharing a family bathroom with a spacious corner bath, separate shower, pedestal wash basin, WC and attractive tiling to wet areas.

The house stands well back from the road beyond a spacious gated in and out drive capable of parking numerous vehicles giving access to a portal framed building comprising a large workshop and three stables. Immediately surrounding the property is an L-shaped mature garden having established trees. The paddock lies adjacent to the rear of the property.

This fantastic rural location is approximately only a mile from the village centre of Haughton. The county town of Stafford has a wide range of amenities and an intercity railway station with regular services to London Euston, some of which take around one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

Agents notes

There is a public footpath on the land.

The land registry plan is incorrect, our clients are in the process of amending this.

The name White Cross Farm will be taken with our clients to their actual neighbouring farm and a new name will be allocated to this property.

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: Traditional **Parking:** Drive **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Private septic tank (no mains) **Heating:** Oil fired by the Rayburn (no mains)

(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

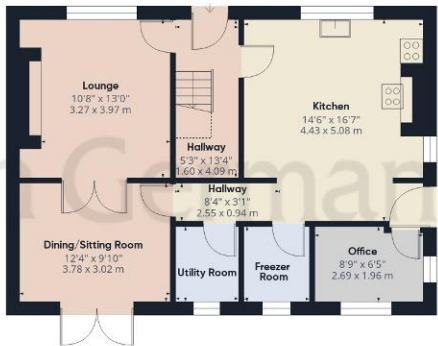
Our Ref: JGA/27062025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

3169 ft²

294.5 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

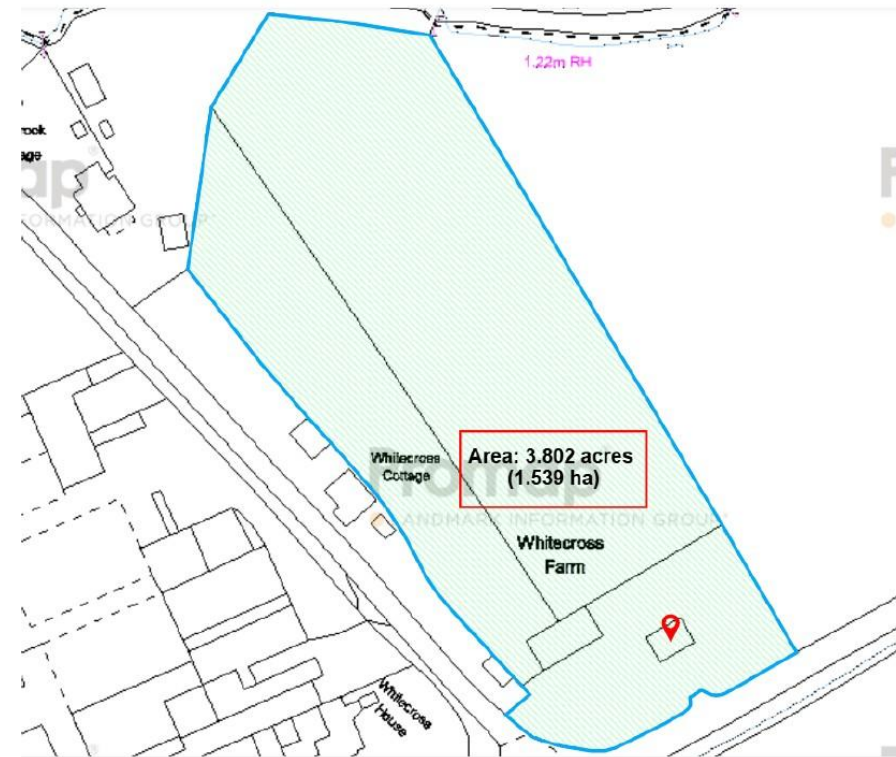
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor Building 2



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		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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