



£875,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: F

Haughton Stafford

Long Compton Haughton
Stafford Staffordshire



Discover the perfect blend of rural charm and luxury living with this exceptional equestrian property. Set on approximately 4 acres of picturesque land, this beautifully presented four-bedroom detached home offers a lifestyle of comfort, convenience, and possibilities for a granny/teenage annex.

For equestrian enthusiasts, the property boasts two superb stable blocks with room for up to five horses, complete with a tack room, ensuring your equine companions are well-cared for. The stunning formal garden, expansive vegetable garden, and various inviting seating areas create a serene oasis for relaxation and entertainment. You'll also find a unique enclosed duck run and a detached double garage for added convenience. Internally there are three reception rooms, dining kitchen, guest WC, guest shower room and a large utility room as well as four bedrooms, en-suite to bedroom one and a spacious family bathroom. Situated in desirable rural location, this property truly offers the best of both worlds – a tranquil rural setting with excellent equestrian facilities, all within easy reach of Stafford Town Centre.

- 4 Bed Detached Property On Approximately 4 Acre Plot
- Two Stable Blocks With Tack Room
- Beautiful Gardens, Duck Pond, Duck Run & Vegetable Garden
- Detached Double Garage & Ample Off Road Parking
- Three Reception Rooms & Potential Granny Annex
- Rural Location, Yet Convenient For Stafford Town Centre

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Entrance Porch

Being accessed through double glazed double doors and having flagstone flooring and a double glazed door leading to:

Entrance Hall

A spacious 'L' shaped entrance hall having a contemporary style oak and glazed staircase leading to the first floor landing, radiator and double glazed windows to the front and side elevation

Guest WC

Having a suite comprising of a wash hand basin with chrome mixer tap and vanity unit beneath and low level WC. Built-in storage cupboard, radiator and double glazed window to the rear elevation.

Sitting Room 12' 0" x 10' 1" (3.67m x 3.08m)

Having a radiator and double glazed window to the front elevation.



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Living Room 18' 3" x 11' 4" (5.56m x 3.46m)

Having a stone fire surround with matching inset and hearth and housing a cast iron multi fuel burner, coving, radiator, double glazed window with built-in blinds to the front elevation, two double glazed windows to the side elevation and an aluminium double glazed bi-folding door with built-in blind leading to the private seating area.

Dining Kitchen 20' 1" x 14' 2" (6.12m x 4.31m) - all max measurements

A spacious, open plan, beautifully presented dining kitchen which is in two sections and having a range of matching units extending to base and eye level and fitted work surfaces with an inset one and three quarter bowl sink unit with brushed stainless steel contemporary mixer tap. Matching dresser with glazed cabinets and a range of integrated appliances including an eye level double oven/grill, four ring halogen hob with cooker hood over hood, fridge, freezer and concealed inset central heating boiler. Tiled floor, splashback tiling, radiator, three double glazed windows to the side elevation, double glazed door and windows to the opposite elevation, one of which has a folding plantation shutters and a double glazed door leads to the side porch.

Side Porch

Having double glazed windows and double glazed door giving views and access to the paved seating area and garden beyond.

Utility 14' 1" x 11' 7" max (4.30m x 3.54m max)

A substantial utility room which includes a separate wall mounted Worcester central heating boiler. Fitted work surfaces with a composite sink drainer and mixer tap. Range of contemporary style base units with space and plumbing for appliances. Tiled floor, splashback tiling, radiator, double glazed windows with plantation shutters to the side and rear elevations and double glazed composite door.

First Floor Landing

Having access to loft space, radiator, double glazed window to the front elevation enjoying rural views and further double glazed window to the side elevation.





Bedroom Two 12' 0" x 10' 1" (3.65m x 3.08m)
Having a radiator and double glazed window to the front elevation.

Bedroom Three 10' 10" x 8' 0" (3.29m x 2.43m)
Having a radiator, double glazed window to the front elevation and double glazed double doors with Juliet balcony to the rear elevation overlooking the private rear garden and paddock.

Bedroom Four 8' 11" x 11' 3" (2.72m x 3.44m)
Having a radiator and double glazed window to the side elevation.

Family Bathroom 10' 11" max x 7' 8" (3.33m max x 2.33m)
A spacious and luxurious family bathroom having a panelled bath with mixer tap and pull-out shower head, wash hand basin set into a top with a mixer tap and a vanity unit beneath, bidet and a low level WC. Spotlighting,



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two chrome towel radiators, splashback tiling and a double glazed window to the side elevation.

From the Utility Room, glazed folding door leads to:

Shower Room 5' 5" x 7' 8" (1.66m x 2.33m)

Having a suite which includes a corner shower cubicle with a mains shower, wash hand basin with a vanity unit beneath, bidet and low level WC. There are storage cabinets, towel radiator, tiled floor, shaver point and double glazed window to the rear elevation.

Third Reception Room / Potential Annexe 13' 5" x 8' 11" (4.09m x 2.72m)

Offering flexible usage with a radiator, double glazed windows to the front and rear elevation. A cast iron, spiral staircase leads to:

Bedroom One 14' 1" x 24' 11" (4.30m x 7.60m) - all max measurements

A substantial double bedroom having fitted double wardrobes and further open wardrobes with built-in shelving and hanging rails. Numerous downlights, two radiators, double glazed window to the side elevation and double glazed double doors with Juliet balcony to the rear elevation which overlooks the rear garden and paddock beyond. The measurements include the dressing area and the bedroom leads to:

Ensuite Shower Room 6' 1" x 7' 9" (1.85m x 2.36m)

Having a suite including a corner shower cubicle with an electric shower, contemporary style oval wash hand basin set onto a top with shelving beneath and chrome mixer tap, bidet and low level WC. Chrome towel radiator, shaver point and two double glazed windows to the side elevation.

Outside

The property is approached through two, five bar gates with a tarmac driveway which leads to a substantial detached brick built double garage. The property sits on approximately four acres and this includes formal gardens which extend to approximately half an acre with well stocked, block edge borders having a variety of shrubs and trees and the remainder of the garden is mainly laid to lawn. There are a variety of stunning borders and flower beds and a large gravelled area with a five





bar gate leads to the front elevation. There is a further paved seating area, substantial vegetable garden with raised beds. In addition, there is a potting shed and a further substantial work shed with work bench. There is duck pond with an enclosed duck run.

Double Stable Block / Tack Room

Having power and lighting.

From the driveway, a further five bar gate leads to a further paddock area and further five bar gate leads to an additional paddock which measures approximately 3.00 to 3.50 acres.

Four Bay Stable Block

Having power and lighting.



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Brick Built Double Garage 18' 9" x 19' 4" (5.72m x 5.89m)

Having power, lighting, two electronic up and over doors to the front elevation and double glazed window to the side elevation. In addition, attached to the external wall of the garage is an extremely useful log store.

Agents Note-Services

Private drainage (septic Tank). Lpg Heating.

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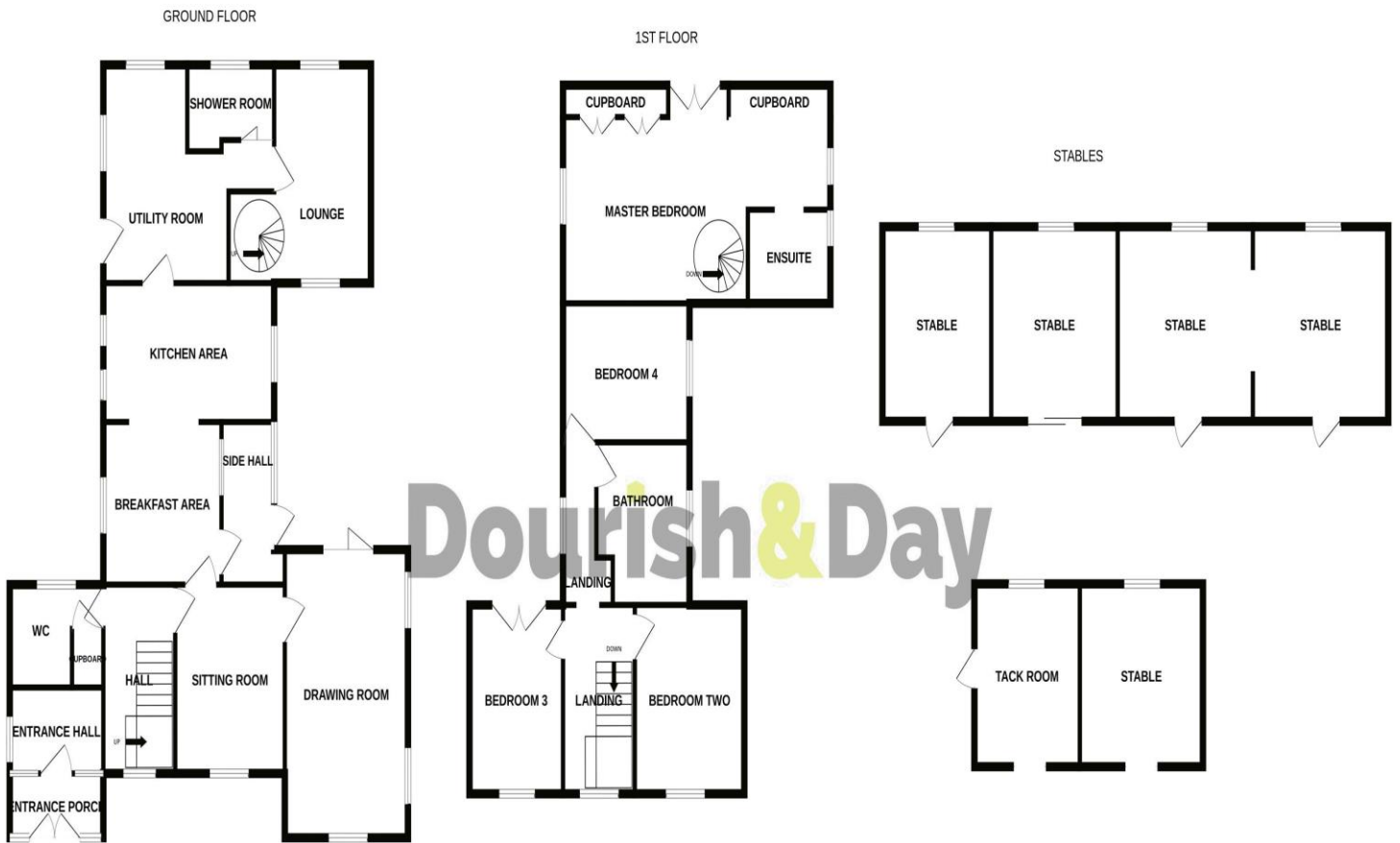


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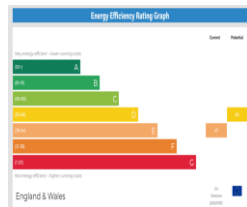
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