



## CAMOMILE, WATERY LANE

Haughton, Stafford, ST18 9EH





# AN IDYLLIC DETACHED COTTAGE ON THE EDGE OF HAUGHTON

A contemporary country cottage, Camomile is set in an outstanding setting amongst approx. 2.21 acres of grounds.



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Local Authority: Stafford Borough Council

Council Tax band: D

Tenure: Freehold

Guide Price: £800,000

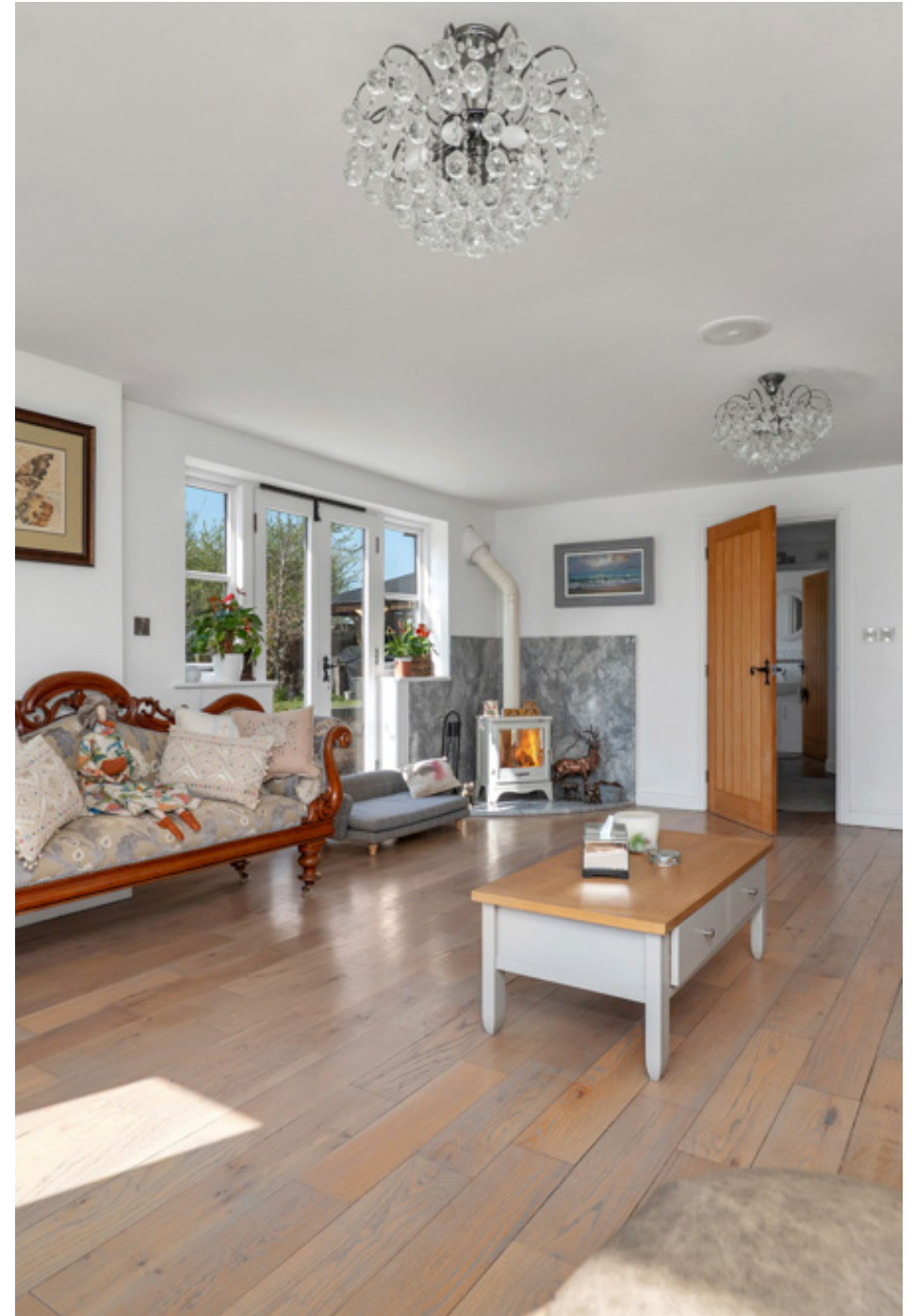




## CAMOMILE, HAUGHTON

Approached via a country lane, Camomile is set in an enviable rural location yet just on the edge of the idyllic village of Haughton, close to the county town of Stafford. Standing back off the road, the house takes on a contemporary country cottage appearance with many modern installations.

There is a range of useful outbuildings which accompany Camomile, including workshop, stables and detached former garage which has been converted into a detached annexe. The property is set within approx. 2.21 acres of gardens and grounds, set out as both formal gardens and paddocks which include a natural pond.













# CAMOMILE

Entered via an open porch, the front door leads to a most generous entrance hall with guest WC off. A door leads off to the left and opens to the spacious, triple aspect sitting room. Extending to over 20 foot long, the sitting room is flooded with natural light via numerous windows and two sets of double doors which lead to the garden. There is plenty of space for seating and a wood burner which offers an excellent focal point. The expansive kitchen diner is found at the other end of the house and provides an abundance of space for day to day living. A range of wall, floor and island cabinetry is set beneath an oak block worksurface and includes a range of appliances such as dishwasher and Rangemaster oven with extractor above. The central island offers seating, and there is plenty of space for a dining table.

Stairs rise from the entrance hall to the bright landing. The principal bedroom occupies one end of the first floor and provides a spacious bedroom area with dual aspect views and a range of fitted wardrobes. There is a contemporary en suite shower room off. There are a further two bedrooms, one of which is currently used as a dressing room and is fitted out with a range of wardrobes. A contemporary family bathroom completes the first floor.











## GARDENS & GROUNDS

A range of outbuildings accompany Camomile. The former double garage has been converted to a detached annexe with kitchen living area, shower room and first floor bedroom with WC off. In addition to the annexe are two detached stable blocks, one off the main driveway and one found with its own independent access from the corner of Watery Lane.

The gardens that surround Camomile have been landscaped to include a vast driveway with electric gates, superb contemporary seating area with raised beds and more traditional lawned gardens which include various seating areas, one of which is set beneath a wood framed gazebo. The remainder of the plot is set to parkland style paddocks, centring around a natural wildlife pool. All in all the plot totals approx. 2.21 acres.

Agents Note:

1. There is currently a certificate of lawfulness application pending against the garage / annexe conversion.

Services: Mains electricity, water and gas. Private drainage.









## LOCATION DESCRIPTION

Camomile is located on the edge of the delightful village of Haughton, well known locally for its annual Christmas lights display. The village offers a range of local amenities including village store, fish and chip shop, pub and hairdressers as well as Red Lion farm, known for its ice cream. Neighbouring Gnosall is just 2 miles west and offers additional amenities including a health centre, numerous takeaways and eateries, Morrisons convenience store and access to the Shropshire Union canal. The county town of Stafford is only 4 miles from Camomile and accessible in a few minutes by car. There is a host of national retailers and amenities, as well as access to Junction 13 of the M6 (6 miles) and an intercity train station which gives access to London Euston in just over one hour and twenty minutes (4.2 miles). There is an excellent range of schooling within the area including Yarlet, Stafford Grammar, Newcastle-under-Lyme School and St Dominic's Stone.





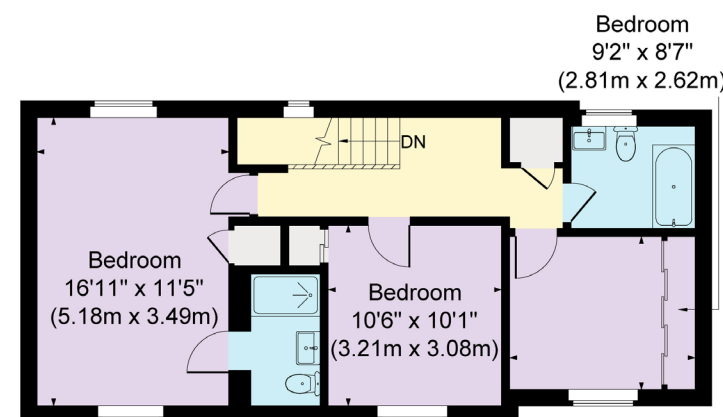
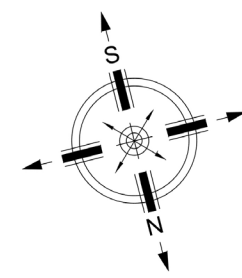




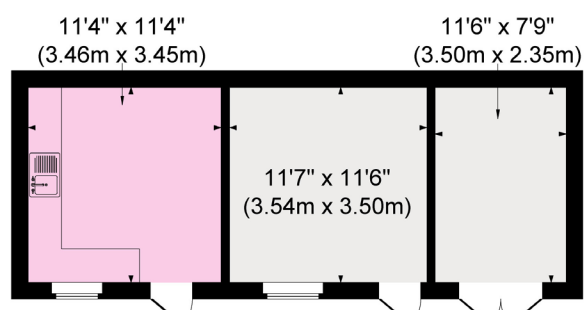




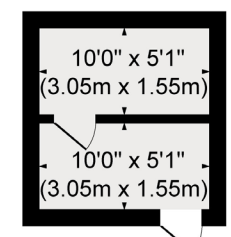
**Camomile, Haughton**  
**Approximate Gross Internal Area**  
**Main House = 134 sq.m/1445 sq.ft**  
**Annexe = 51 sq.m/545 sq.ft**  
**Stables = 85 sq.m/912 sq.ft**  
**Outbuilding = 10 sq.m/107 sq.ft**  
**Total = 280 sq.m/3009 sq.ft**



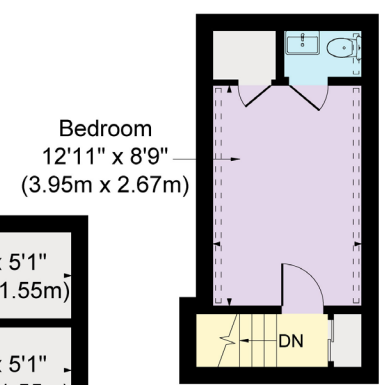
**First Floor**



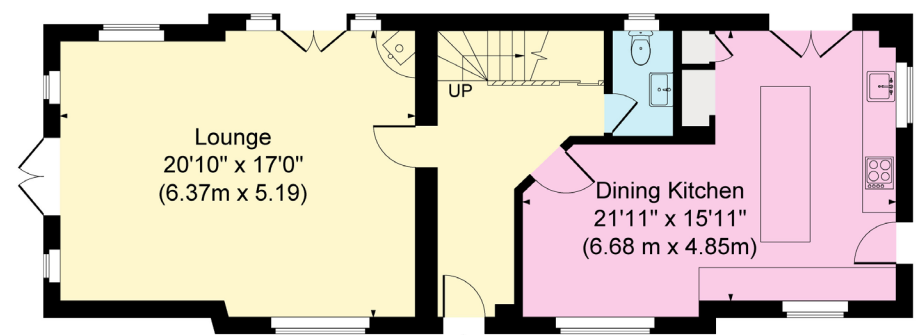
**Stables**



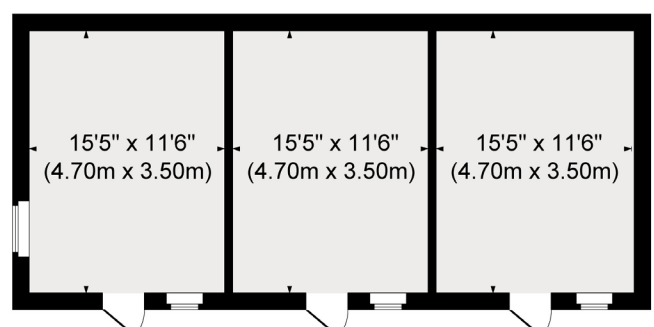
**Outbuilding**



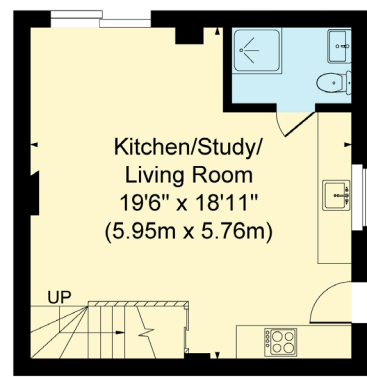
**Annexe First Floor**



**Ground Floor**



**Stables**



**Annexe Ground Floor**



We would be delighted  
to tell you more.

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