Lang House

Long Compton, Haughton, Stafford, ST18 9JT

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£1,200,000



A truly outstanding country property which has been greatly improved and extended and is so stylish. The extensive plot is equally impressive including beautiful & interesting garden areas, outdoor kitchen, sun terraces, productive garden plus a paddock. An excellent range of versatile outbuildings provide potential stabling plus a spacious studio.

This extended and stylish country residence has the luxury of underfloor heating to the ground floor and first floor bathrooms. The main area of the house, gardens and paddocks extends to approximately 2.4 acres.

Accommodation - A side entrance has superb traventine tiled floor which extends into the charming sitting room that has stairs rising to the first floor landing and an under stairs cupboard plus a traditional fireplace with cast log burner. There is a separate morning room which is dual aspect and has a marble fireplace which also houses a log burner.

A guest's cloakroom has a WC and a wash basin standing on a rustic wooden shelf.

The magnificent open plan living dining kitchen features a superb and extensive range of units with contrasting granite work surfaces that extends to a drainer to the twin Belfast style sinks. Integrated appliances comprise a range style oven with extractor canopy above, dishwasher, full height fridge and full height freezer. A wooden strip floor extends throughout the room and full height windows enjoy some lovely views over countryside. An excellent contemporary style log burner provides a stylish focal point and doors lead out to the terrace, perfect for families and entertaining.

A separate utility room has a further range of cupboards and work surfaces plus space and provision for a washing machine.

The first floor landing has built in cupboards and access to the four double bedrooms. The principal bedroom has a stunning part vaulted ceiling and a glazed section which incorporates two French style doors opening onto a balcony enjoying the most magnificent far reaching views. It also has the luxury of its own dressing area which has a comprehensive range of built-in wardrobes in addition to an exquisitely appointed en suite which again features a vaulted ceiling, superb full height tiling, shower with both conventional and waterfall heads, wall hung WC and a rectangular washbasin with integrated drawer.

The second bedroom also benefits from an en suite having a shower, wash basin and WC.

The two remaining bedrooms share the beautifully appointed and stylish family bathroom having a contemporary style oval freestanding bath with external tap and shower, a separate shower with both conventional and waterfall heads, WC and a rectangular wash basin with integrated drawer.

Outside - The property stands well back from the road beyond a gated entrance which gives access to the spacious drive which is capable of parking numerous vehicles and also providing access to the detached two bay carport.

To the rear of the property there is an extensive sun terrace with mature borders and the garden extends to the side and features beautiful and thoughtfully designed and abundantly stocked garden areas. Another feature of this home is the particularly spacious and very well appointed outdoor kitchen in addition to an extensive productive garden. A further entrance to the property accesses the open bay stable which also has a workshop, store, a superbly appointed WC and utility room. There is an additional, very spacious and well appointed building (please see agents notes). There is a very spacious paddock area and a gate to a separate paddock.

The property enjoys a truly enviable location surrounded by some beautiful Staffordshire countryside, enjoys wonderful views and yet is only a 5 minute drive from the village centre of Haughton. The county town of Stafford has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately one hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Please note:
-There is an additional strip of land on the opposite side of the lane which is also included in the sale and is on a separate title (SF597486). There are electrical poles on this strip of land and there is an easement in favour of Western Power for the poles and also to access them.
-The outbuilding is currently being used for ancillary accommodation however there is no formal planning permission. A certificate of lawfulness was issued on the 24th of October 2019 for a new summer house with gym and WC. Application 19/311 07/LDCP. Planning permission to convert the building into ancillary accommodation was refused by Stafford borough council against application 19/31 631/ANX and subsequently refused against application 21/340 63/ANX. Our clients are in the process of pursuing a certificate of lawfulness for ancillary accommodation.
-The property is also registered as a Small Holding.
-It is quite common for some properties to have a Ring doorbell and internal recording devices.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Traditional
Parking: Drive and carport
Electricity supply: Mains
Water supply: Mains
Sewerage: Private plant system
Heating: LPG central heating
(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 F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/28072026
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.


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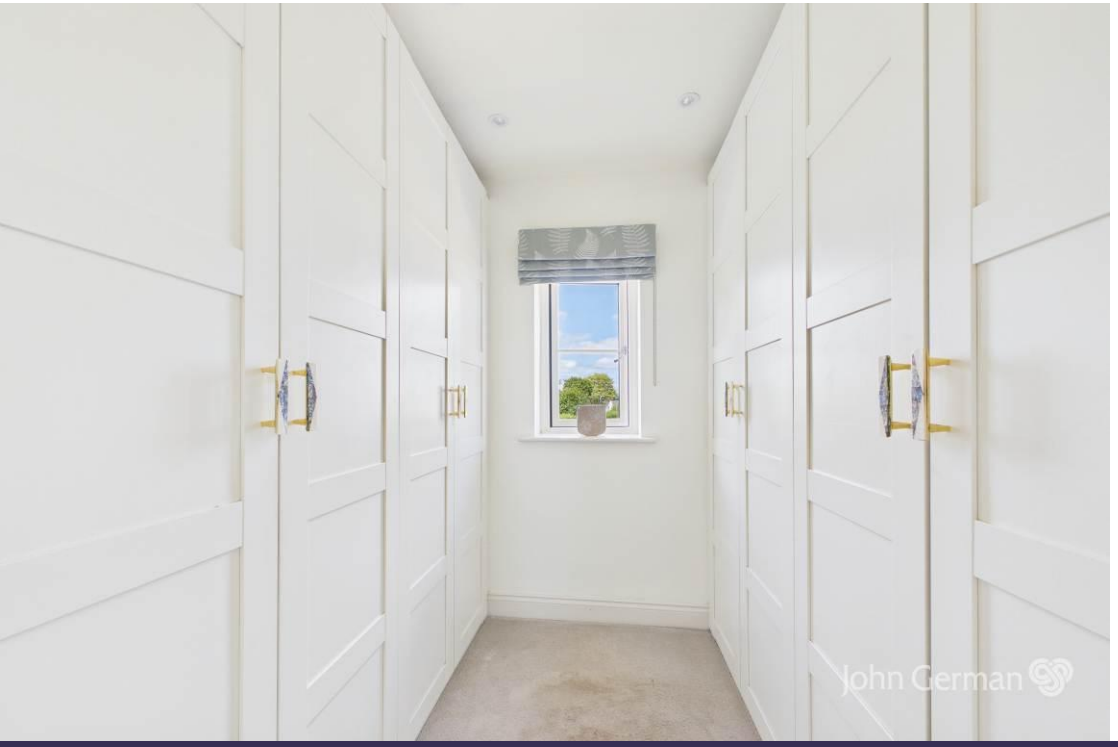

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area(1)

336.4 m²

3622 ft²

Balconies and terraces

3.5 m²

38 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Agents' Notes

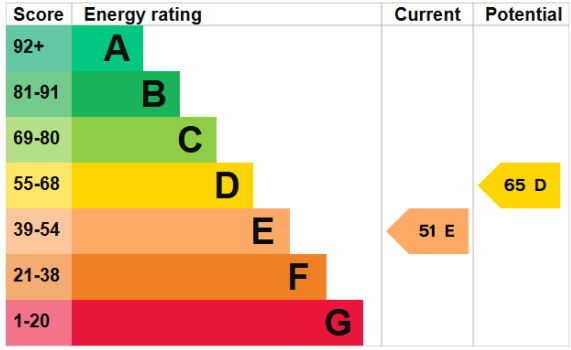
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.









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