

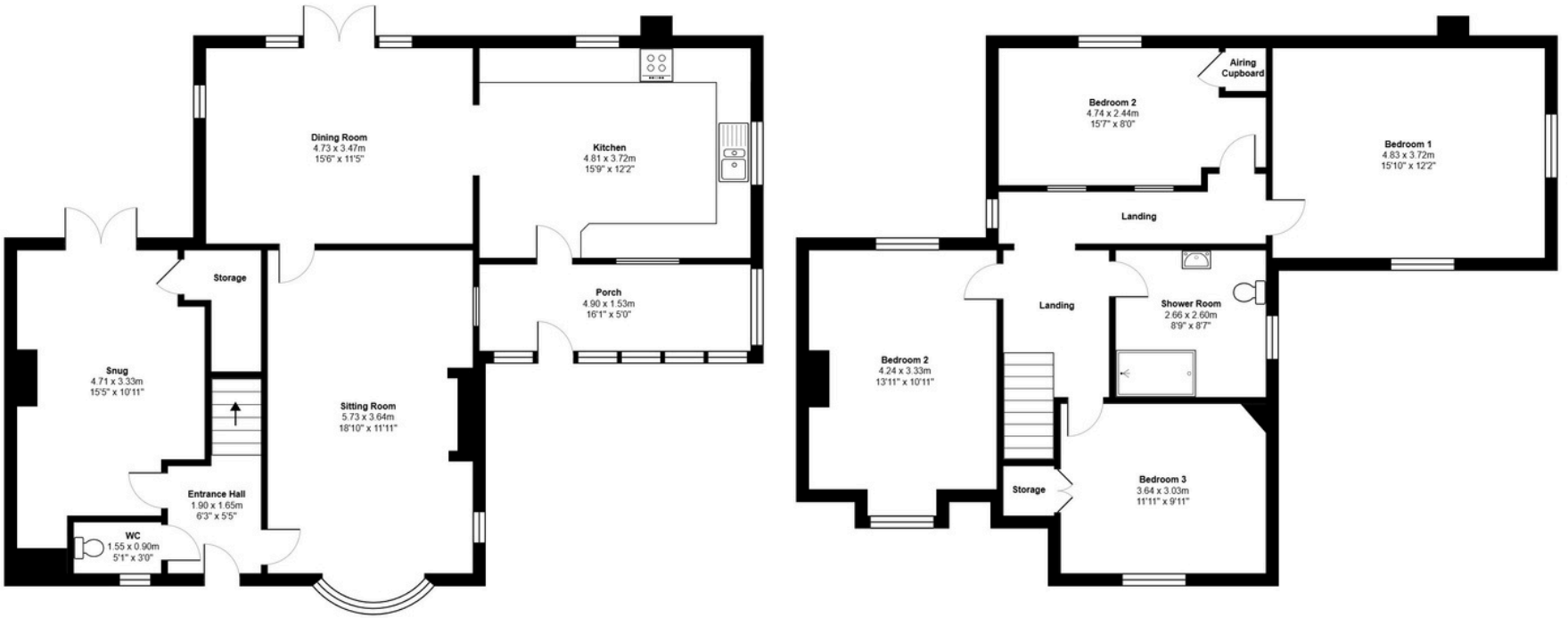
1 Shawmans Lane

Haughton | Stafford | Staffordshire | ST18 9JW

Balfours
PROPERTY PROFESSIONALS







All measurements are approximate and for display purposes only

Total Area: 166.8 m² ... 1795 ft²

1 Shawmans Lane

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Stafford 4.6 miles, Eccleshall 6.3 miles, Telford 18.4 miles, Stoke-on-Trent 20.1 miles (All distances are approximate).

An appealing four-bedroom semi-detached property, standing on a large plot with an adjoining paddock, located on the edge of the village of Haughton.

Key Features

- Traditional Semi-Detached Cottage Edge of a Popular Village Location
- Large Garden with Substantial Outbuilding & Paddock Extending to 1.75 Acres
- Accessed from a Peaceful No Through Road
- Countryside Farmland Views
- Well Proportioned Family Sized Accommodation
- Two Sitting Rooms
- Dining Room & Good Sized Kitchen
- Four Large Bedrooms & Upstairs Shower Room
- Requires Selective Updating / Modernising
- EPC: E
- Freehold

This appealing four bedroom semi detached cottage, stands on the edge of the sought-after village of Haughton and offers an inviting blend of traditional character and generous living space. Approached from a no-through road, the property enjoys an enviable position with picturesque farmland views to the rear, creating a tranquil setting ideal for family life.

Internally, the accommodation is thoughtfully arranged to provide ample space for both relaxation and entertaining.The ground floor features two well-proportioned sitting rooms, each boasting original features, while the separate dining room is perfectly suited for gatherings or more formal occasions.

The kitchen is of a good size and is fitted with an extensive range of units which do now require some updating to suit modern tastes. A useful porch adjoins the kitchen and a guest cloakroom completes the ground floor accommodation.

Upstairs, four generously sized bedrooms provide comfortable retreats, each with pleasant outlooks and plenty of space for freestanding furniture.

A recently re-fitted family shower room serves the first floor, and there is flexibility for further enhancement or reconfiguration if desired.

The property stands within well maintained gardens that include a variety of outbuildings. There is a paddock extending to 1.75 acres which will no doubt appeal to those wishing to pursue equestrian or other rural interests.

With its substantial footprint and versatile layout, this cottage is well suited to growing families or buyers seeking a country residence with character.

The property's location offers excellent accessibility, with the village is just a short stroll away, providing local amenities. In summary, this delightful semi-detached cottage combines the enduring appeal of a traditional village home with the potential for bespoke modernisation, all set within a peaceful and attractive rural environment.















General

Services: Oil fired heating, mains electricity and water, septic tank drainage.

Council Tax: Band: D

Postcode: ST18 9JW

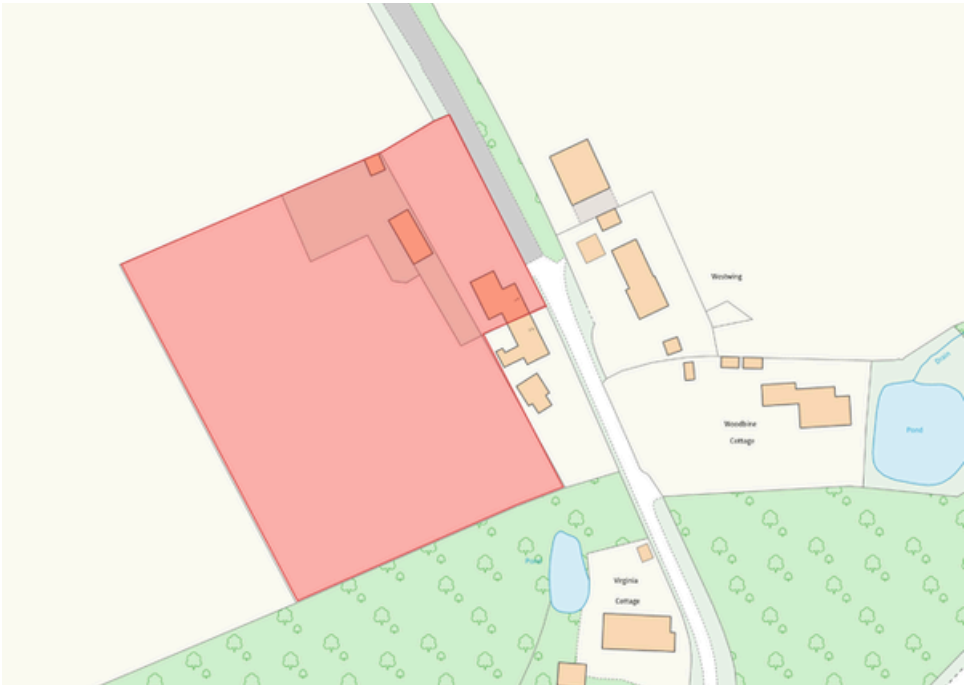
Local Authority: Stafford Borough Council (01785 619000)

Mobile Signal: EE Y 02 Y Vodaphone Y Three X

Broadband Speed: Our research has indicated that Superfast Broadband is not available at this property. Please conduct your own research to ensure the speeds meet your requirements.

Fixtures and Fittings: Whilst all attempts have been made to accurately describe the property in regard to fixtures and fittings, a comprehensive list will be made available by the seller's solicitors.

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not. The property is accessed from an unadopted lane shared with neighbouring properties.



Directions: From Balfours Eccleshall, continue on High Street and at the roundabout, take the 3rd exit onto Stafford St and keep left to remain on Stafford Rd. Go straight across the next roundabout, then take the first right onto Ellenhall Rd. At the end of the road, at the crossroads, continue straight onto Hextall Ln and keep going as it becomes Brook Ln (1.3 miles), then turn left onto Back Ln, continue onto Dog Ln, then continue straight onto Station Rd. After 0.3 miles, Shawmans Ln will be on your right.

what3words: ///forehand.woven.jolt

Viewing strictly by appointment through Balfours

Photographs: June 2026
Particulars: June 2026

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