



Belhaven
Long Lane | Derrington | Staffordshire | ST18 9LL

BELHAVEN



Belhaven is a modern and well-presented contemporary detached family home, situated in the village of Derrington and within easy reach of the county town of Stafford. In a peaceful location but having easy access to the M6, this house makes an ideal family home and includes four/five bedrooms, four reception rooms and three bathrooms, with the flexibility for multi-generational living.



GROUND FLOOR

On entering Belhaven you appreciate the open plan modern living design the current owners have created and a great place to receive friends or family. The mezzanine ceiling above the reception hall offers a great living space with plenty of natural light complimented by the neutral décor throughout. The sliding doors offer a natural flow to the rear garden and perfect for entertaining on those social occasions in the summer. Complimented by the Kardean LVT flooring, the reception hall leads through to the open plan kitchen, dining and family area which has a very modern and contemporary ambiance with all the latest mod-cons you would expect for the practicalities of everyday life. The island is a great place to congregate for an informal chat while the dining and family areas offer an abundance of space for entertaining or relaxing. Sliding doors again lead out to the rear garden giving natural light to shine through creating a relaxed tone. A very spacious and useful boot/utility room sits off the kitchen and ideal for storage and dog owners with its own shower tray specifically for our 4-legged friends.

Off the reception hall the lounge is pleasant and having a naturally calming ambiance with double doors enclosing the room creating a more conventional layout and offering peace and quiet and a perfect place for some down time.

The opportunity for multi-generational living is encompassed by bedroom 5 which has its own ensuite shower room or alternatively this could be used as an office/study for those homeworkers. A downstairs wc sits off the reception hall and completes the downstairs accommodation.









SELLER INSIGHT

“Belhaven is a beautiful, individually designed, spacious family home that sits within a tranquil location along a quiet lane on the edge of the village of Derrington, just a few miles from the County town of Stafford. Standing on a large parcel of land, it has been a special family home for its owners, Russell and Jennie for the past six years.

“A generous sized bungalow previously stood on the land, but the layout didn't work as a family home for modern life. So, Russell and Jennie made the decision to do a self-build to create a much larger family home, they worked closely with a local architect who interpreted there exact requirements. Our home was completed in 2020 to an extremely high specification and attention to detail throughout the build. Whilst building, it was extremely important to Russell and Jennie that house was future proofed, energy efficient and sustainable.

“The contemporary design of our home compliments its surroundings which is obvious from entering through the front entrance. Our spacious bright hall with stairs leading to our galleried landing, alongside the backdrop of beautiful open countryside to the rear of our home, certainly gives the 'wow' factor. Our home is highly flexible, comfortable and luxurious and we love the way the house works for our busy family life. Our main living space is the large open plan family room where we spend lots of time, with an additional, more formal, lounge. First and foremost, it is a brilliant family home but also one to share with friends and family and we enjoy such occasions. Also, our spacious welcoming, hall is where we have our large dining table which we use when we have large numbers of guests, particularly at Christmas.”

“As all rear rooms open out onto a large west facing patio, we enjoy the very best of the indoor/outdoor living on lovely sunny days. The patio is a special space on which to enjoy relaxed meals and appreciate our fabulous outlook beyond the garden out into the open countryside beyond.”

“Derrington is a charming village, known for its community feel and picturesque countryside setting. The village features a village hall and social club where many events throughout the year are held for the wider community and children. It's surrounded by scenic farmland and woodland, Derrington offers a peaceful environment while being within easy reach of nearby town of Stafford and Newport. This making it a popular spot for those seeking a tranquil countryside lifestyle with convenient access to urban facilities”

“We feel justly proud in building this beautiful home in which we have been so happy and content, but it is time for the next adventure in our lives and we with its new owners much happiness.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







FIRST FLOOR

The first floor has 4 double bedrooms with the master having its own en-suite facilities and walk through dressing area with the remaining bedrooms all having their own fitted wardrobes and presented to a high standard. The mezzanine landing allows plenty of natural light to flood into the house via the sky lights and the modern family bathroom is again presented to a high standard.











OUTSIDE

The majority of the rear gardens are laid to lawn interspersed by mature shrubs with a substantial patio area to the rear of the property with a number of outbuildings and a water feature. There is ample off-road parking on the drive for numerous vehicles to the front as well as a double garage.







LOCATION

Belhaven is situated in the village of Derrington near the County town of Stafford. There is easy access to Stafford train station which gives access to London in 1.5 hours, Birmingham 30 mins and Manchester 1 hour. There are private schools in Stafford itself.



INFORMATION

Services, Utilities & Property Information

Tenure: Freehold

EPC Rating: A Valid Until 5 July 2031)

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Septic Tank and Sewerage Treatment Plant

Heating: Air Source Heat Pump & Solar Panels

Broadband: Ultrafast Full Fibre Broadband Speed (FTTP/FTTC) is available with predicted download speeds of up to 1,800 Mbps and upload speed up to 220 Mbps. We advise you to check with your provider

Mobile signal/coverage - 4G/5G mobile signal is available in the area - we advise you to check with your provider.

Driveway Parking: Garage & Driveway Parking spaces

Local Authority

Staffordshire County Council & Stafford Borough Council

Council Tax Band: D

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01889 228080

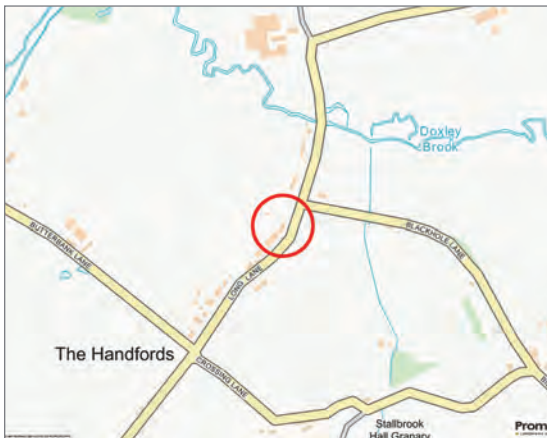
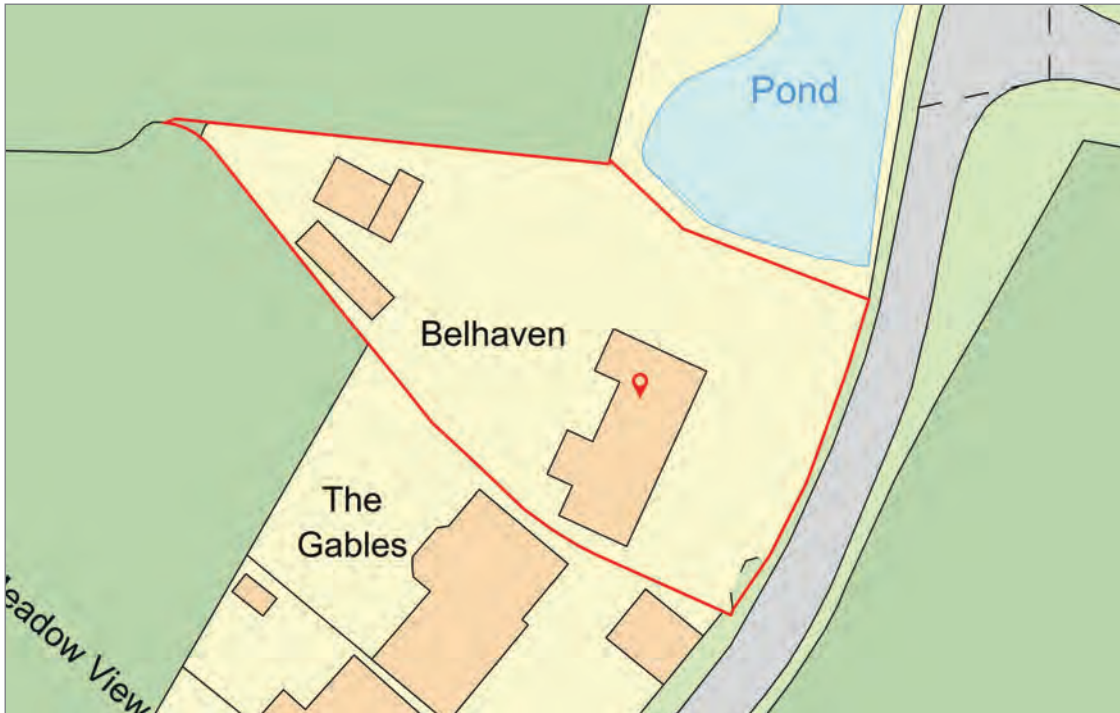
Opening Hours

Monday to Friday - 8.00 am – 8pm

Saturday - 8.00 am – 8pm

Sunday – 8.00am- 8pm

Offers over £1,000,000



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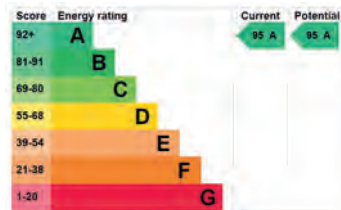
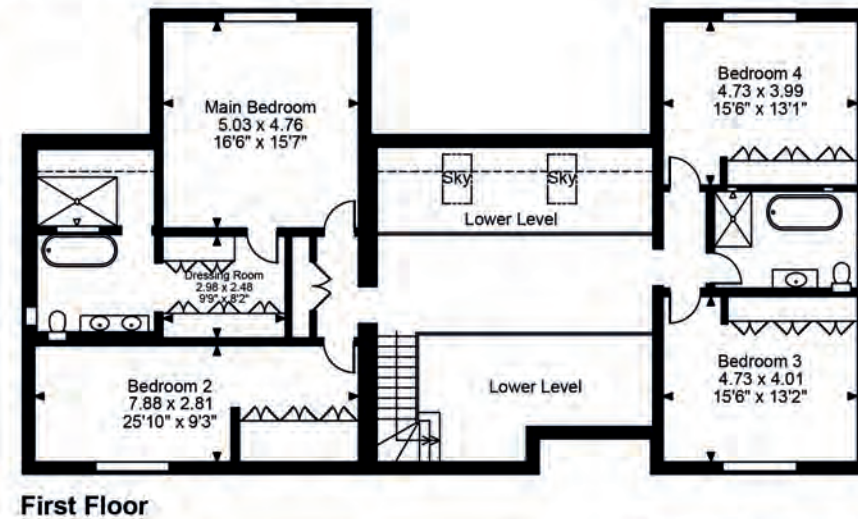
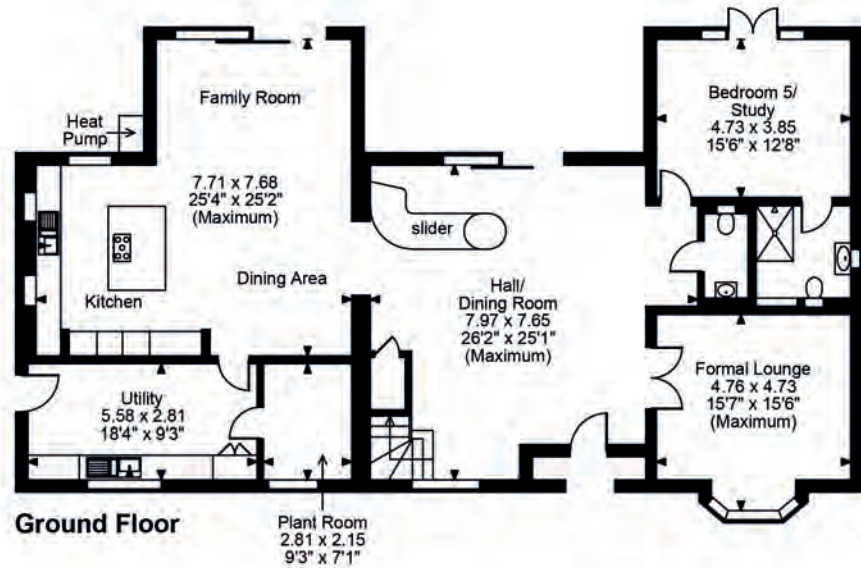
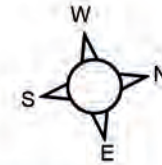
Belhaven Long Lane, Derrington, Stafford

Approximate Gross Internal Area

Main House = 3485 Sq Ft/324 Sq M

Outbuilding = 510 Sq Ft/47 Sq M

Total = 3995 Sq Ft/371 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



KARL RUSK

PARTNER AGENT

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

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