

Knights Cottage

Dunstall, Staffordshire, DE13 8BE

John German







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Offers over £510,000

This Stunning Victorian home has been beautifully extended & refitted sympathetically with character on display throughout in wonderful countryside surroundings with John Taylor Catchment. Highlights including superb kitchen with Aga, Lounge with Log Burner & a stunning oak framed orangery.

This exceptional Victorian Home offers a superbly blended characterful, yet modern home which has been extended and refitted to enhance the periodic nature of the house with the benefit of comfortable, modern family living.

Situated in the idyllic rural hamlet of Dunstall surrounded by rolling countryside, yet within easy reach of the nearby village of Barton-Under-Needwood within the John Taylor school, together with a choice of popular pubs, shops, and Doctors, plus Barton Marina. The location is ideal for getting outdoors, in addition with St Georges Park Close being nearby with a Health Club and Spa.

Knights Cottage is a period home with the future in mind, incorporating an eco-friendly central heating system using wood pellets and a biofuel boiler. From the outside, there is the handsome Victorian architecture on display reflected in the extension and summer house, boasting an attractively established garden with hedging alongside a generous, gravelled drive.

On the ground floor, the enclosed porch with shelving for shoes and boots opens into a lovely lounge with feature log burner and bay window.

A central hall with stove and stairs case leads though to the Bespoke kitchen which has been fitted with base and eye level units and combines a feature fire surround. A window and stable door frame the views over the front and character tiled flooring runs through to a useful utility and Shower room.

The wonderful, light filled Orangery is a wonderful addition to this home, having a vaulted ceiling and bi-fold doors inviting the outside, in.

Completing the ground floor is bedroom four which would make an ideal home office/study, having a skylight and window to the front.

To the first floor, the landing provides useful fitted storage and arched 'Gothic' doors leading to three bedrooms. The Master bedroom has a window to the front, framing views of cows grazing in the field opposite, plus full height fitted storage across one wall.

All three rooms are served by a lovely, large bathroom comprising roll top bath, shower cubicle, WC and wash basin.

Barton under Needwood is well placed, being approximately 1 mile from the A38, offering easy access to the M1 and M42 motorways and beyond. Derby and Birmingham are also within commuting distance. Lichfield Trent Valley railway station offers a mainline connection to London Euston. The regions airports include East Midlands Airport and Birmingham.

Agents Notes:

- The property is served by a septic tank shared with seven properties.
- The drive is accessed via a right of way across a neighbour's land.
- Heating is via a wood pellet boiler.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

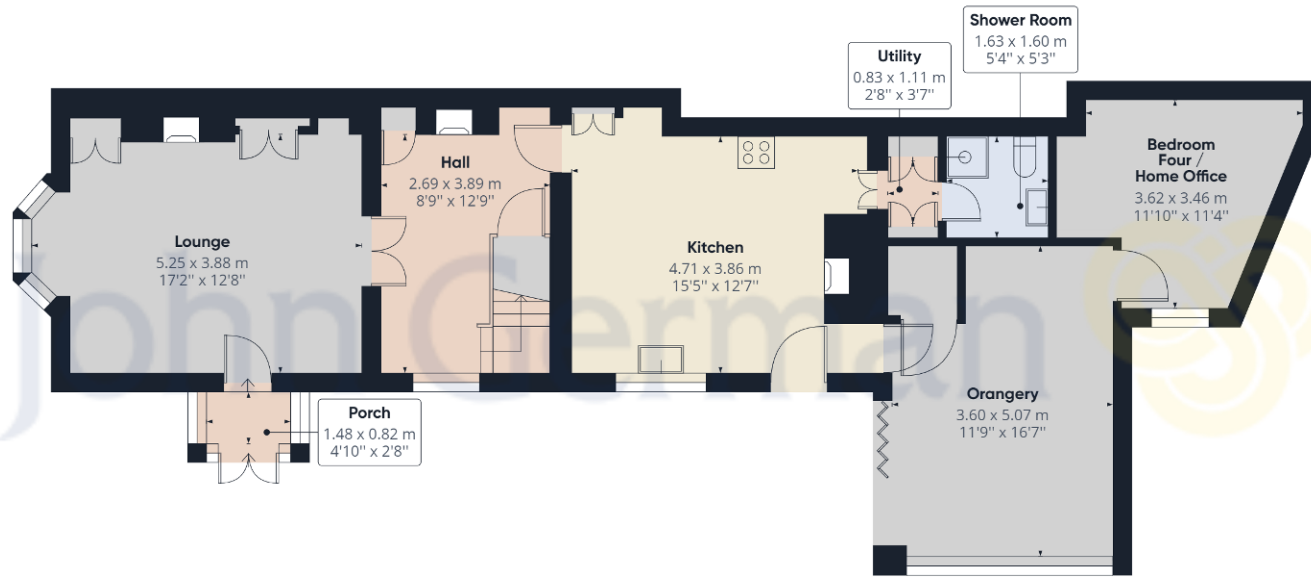
www.eaststaffsbc.gov.uk/planning/applications-and-decisions/applications-and-appeals

Our Ref: JGA/21042022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D







Ground Floor Building 1

Approximate total area⁽¹⁾

1418.69 ft²

131.80 m²

Reduced headroom

4.07 ft²

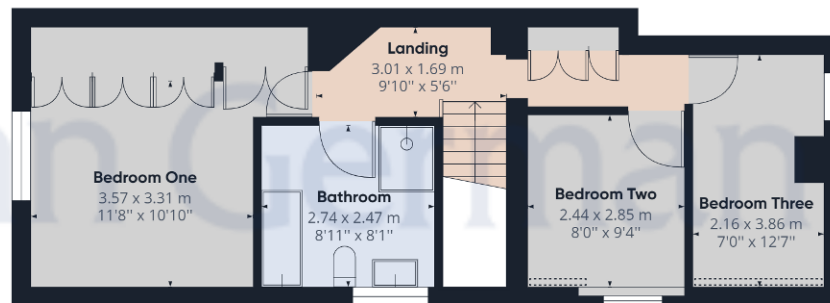
0.38 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1 Building 1



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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