

Malthouse Row

Dunstall, Staffordshire, DE13 8BE

John 
German







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£750,000

An outstanding home in countryside surroundings, featuring beautiful refitted interior on a 0.46 acre garden plot with picturesque views. Highlights include open plan kitchen /dining/living room, three reception rooms, four bedrooms, two en suites and double garage.

Situated in picturesque countryside surroundings in the highly regarded countryside location of Dunstall, is this beautiful family home featuring an outstanding interior, refitted and modernised by the current owner with fabulous views and standing on a substantial garden plot of 0.46 acres. Offering arguable the perfect location with countryside living and with the popular village of Barton-under-Needwood just an easy driving distance, John Taylor catchment and a range of pubs, places to eat, cafes, doctors and shops. Excellent transport links are provided by the A38, putting the nearby centres of the cathedral city of Lichfield, Birmingham, Burton-on-Trent, Derby and beyond all within easy reach.

Situated off an unadopted lane with a large gravelled frontage providing plenty of off road parking, together with front garden and access to the double garage. The front entrance door opens into a porch which in turn leads to a generously sized hallway with staircase off to first floor, useful under stairs storage cupboard and with doors leading off.

The lounge is a room with fantastic proportions, L shape with a log burner providing the focal point and bow window framing opens views to front.

Off the hallway there is also a separate formal dining room or home office with French doors opening into a large garden room which has skylights and French doors opening out to the rear garden.

Without doubt, the highlight of the house is the open plan kitchen/dining/living space, refitted and offering an outstanding space for entertaining or for the family to get together at the end of the day. The kitchen area is stylishly fitted with a range of base and eye level units and a large island providing the centre piece, with marble worksurfaces over. There is space for a range style cooker with extractor hood over, two bowl ceramic sink, integrated dishwasher, space for a large fridge freezer and a fitted larder/pantry unit. There is a wide open archway leading to a stylish dining/living area with space for a large table, seating and with bifold doors framing wonderful views across the rear garden and beyond. The kitchen also has a fitted breakfast bar, practical matching flooring throughout the space and door off to a useful utility room with additional appliance space. From here, a useful internal door leads to the double garage which has an up and over front entrance door and wall mounted central heating boiler.

Completing the ground floor accommodation is the guest WC with close coupled WC and wash basin set on vanity unit.

To the first floor, the landing has doors leading off to four bedrooms. There is a fabulous and substantial master bedroom enjoying a dual aspect with plenty of space for bedroom furniture and a walk in wardrobe. The luxurious en suite shower room has a large glazed shower cubicle, vanity unit with wash basin, WC, part tiled walls, chrome towel rail/radiator, spotlights and window framing views to rear.

Bedroom two is an equally impressive room with dressing/study area, a large picture window framing those views across the rear garden and beyond, and a good size built in storage cupboard/wardrobe. There is a beautiful en suite with roll top bath, separate glazed shower cubicle, vanity wash hand basin WC and skylight.

Bedroom three is a substantial double bedroom with window to front, while bedroom four, also a large double with outstanding views to front and useful built in storage cupboard. Both share a well appointed family shower room with shower cubicle, pedestal wash hand basin, WC and airing cupboard.

The house stands on a wonderful garden plot with L shaped rear garden with the total plot amounting to approximately 0.46 acres. Having extensive lawns, a paved terrace ideal for outside dining and backing onto open countryside - perfect for watching the cows and sheep grazing on the fields.

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

Services: Oil central heating. Septic tank drainage shared between four properties on neighbours land with the cost shared. No mains gas or drainage. 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

Our Ref: JGA/21062023

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









RELAX & UNWIND







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2633.62 ft²

244.67 m²

Reduced headroom

39.94 ft²

3.71 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.



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		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	36 F	
1-20	G		



John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA
 01283 716806
 barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



