



Foxhollow Cottage, Forest Road, Dunstall, DE13 8BL

A beautifully presented character cottage set in the desirable hamlet of Dunstall, benefitting from a wealth of character throughout, four bedrooms and potential to extend further or convert the existing detached garage. Enjoying stunning rural views to the rear aspect, Foxhollow Cottage has been extended by the current vendors and sympathetically finished to a high specification, featuring solid oak flooring, a wealth of exposed beams, bespoke oak thumb latch doors throughout and reclaimed brickwork fireplaces to the two sitting rooms and snug/reception hall. The accommodation briefly comprises entrance hall, snug/reception hall, two spacious sitting rooms, a

large dining kitchen, utility, shower room and rear hall to the ground floor, with four bedrooms serviced by a master en suite and bathroom to the first floor. Outside, a large detached garage provides a superb opportunity for conversion into ancillary accommodation or a home office, and the garden plot extends to three sides of the property.

Dunstall is a pretty village home to a stunning church just minutes from Barton under Needwood and is largely dominated by the wooded estate of Dunstall Hall, an impressive Grade II listed country house that regularly hosts corporate functions,

weddings and other private events. The village is set within stunning countryside and is renowned for its cricket ground - one of the most picturesque in the Midlands and home to Dunstall Cricket Club since 1960. Barton under Needwood is just 2 miles away and provides additional amenities including pubs, shops and a pharmacy and the cottage lies within catchment for Thomas Russell Junior and Infants which feed into the renowned John Taylor High School. Well placed for commuter routes, the property has convenient access to the A38, A50 and M6 toll, with direct rail links to Birmingham and London (in 80 mins) are available in Lichfield.

- Detached Character Cottage
- Extended & Well Presented Interiors
- Character Features & Beams Throughout
- Entrance Hall & Snug
- Two Spacious Reception Rooms
- L Shaped Dining Kitchen
- Utility, Rear Hall & Shower Room
- Master Bedroom with En Suite
- Three Further Bathrooms
- Modern Family Bathroom
- Gated Entrance & Parking
- Detached Garage with First Floor
- Potential for Extension or an Annexe
- Generous Gardens of 0.3 Acre
- Oil Fired Heating & Double Glazing
- John Taylor School Catchment



Entrance Hall

A gable porch opens into the hall, having window to the front, quarry tiled flooring and a door into:

Snug 4.0 x 3.7m (approx 13'1 x 12'1)

Doubling as a reception hall, this well presented space has a feature exposed brick fireplace housing a multifuel stove and stairs rising to the first floor with storage beneath. Doors open into:

Sitting Room 5.3 x 4.2m (approx 17'4 x 13'9)

The first of two spacious reception rooms, having windows to two sides and a stunning inglenook fireplace housing a multifuel burner with a beam lintel over

Family Room 5.85 x 3.95m (approx 19'2 x 12'11)

Another spacious living room currently used as a formal dining space and living room. A feature brickwork arched fireplace houses a traditional oil fired stove and this room has a window to the front, double doors out to the gardens and a fitted storage cupboard

Dining Kitchen 6.6 x 5.05m (approx 21'7 x 16'6) max measurements

A spacious dining kitchen having ample space for a dining table and chairs and a range of storage and workspace. Wall and base units topped with complementary worksurfaces house an inset one and a half sink with side drainer, spaces for a larger fridge and freezer and integral appliances including dishwasher, electric hob and double oven. There is a fitted dresser to one side and windows overlooking the gardens to the rear, and doors open into a useful **Pantry, Utility** and into:

Rear Hall 2.6m x 1.1m (approx 8'6 x 3'9)

A useful space having double doors out to the rear gardens

Utility Room 3.05 x 2.6m (approx 10' x 8'6)

Fitted with wall and base units housing an inset Belfast sink and spaces for a washing machine and tumble dryer. There is a door and window to the rear aspect, a fitted storage cupboard and further fitted units. Door into:

Shower Room 2.6 x 1.15m (approx 8'6 x 3'9)

Comprising wash basin set to vanity unit, low level WC and double shower, with tiled splash backs and an obscured window to the side





Landing

With loft access and doors off into:

Master Bedroom 5.3 x 4.25m (approx 17'4 x 13'11)
— max measurements

With windows to three sides enjoying rural views, this spacious double room has a range of fitted wardrobes and a dressing table with fitted drawers. Access via a drop down ladder leads to the boarded loft space and the master bedroom has private use of:

En Suite 2.2 x 1.6m (approx 7'2 x 5'2)

Comprising wash basin set to vanity unit, WC and corner shower, with tiled flooring, tiling to walls and a window to the side aspect

Bedroom Two 3.95 x 3.6m (approx 12'11 x 12'9)

Another spacious double room having windows to two sides and fitted furniture including a dressing table and wardrobes

Bedroom Three 2.8 x 2.75m (approx 9'2 x 9'0)

With a window to the front and fitted wardrobes and a further fitted cupboard

Bedroom Four 3.95 x 2.2m (approx 12'11 x 7'2)

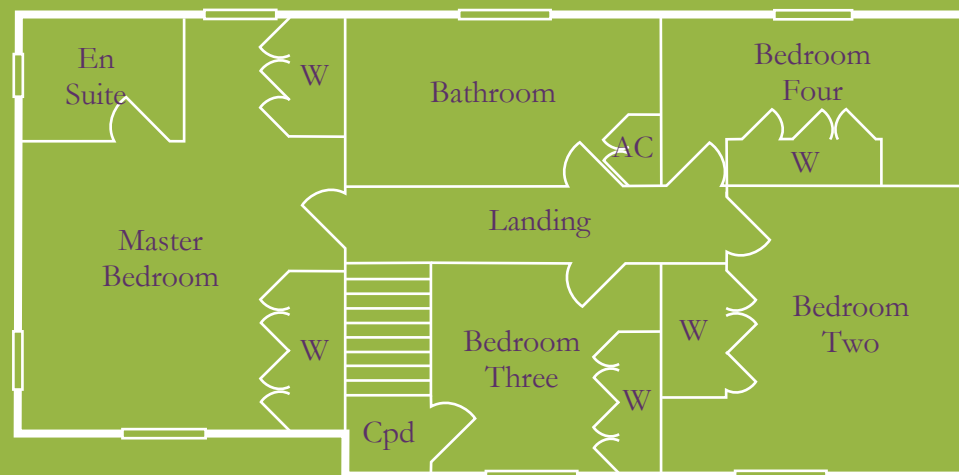
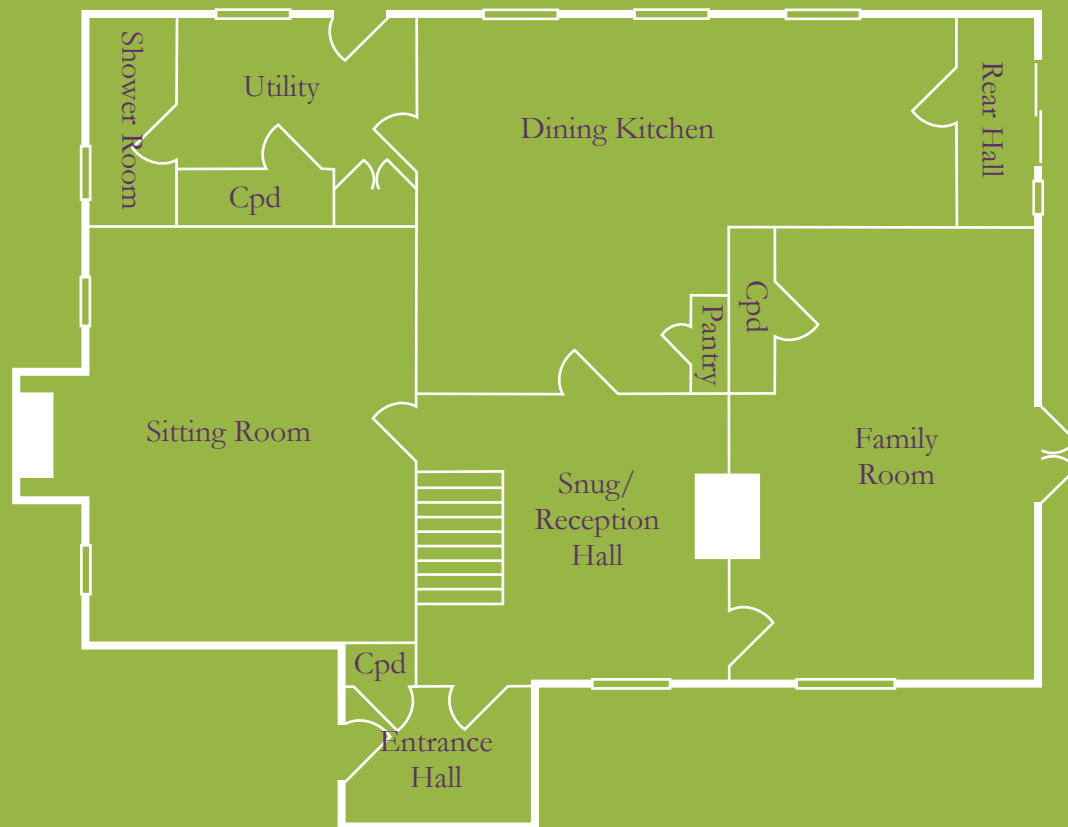
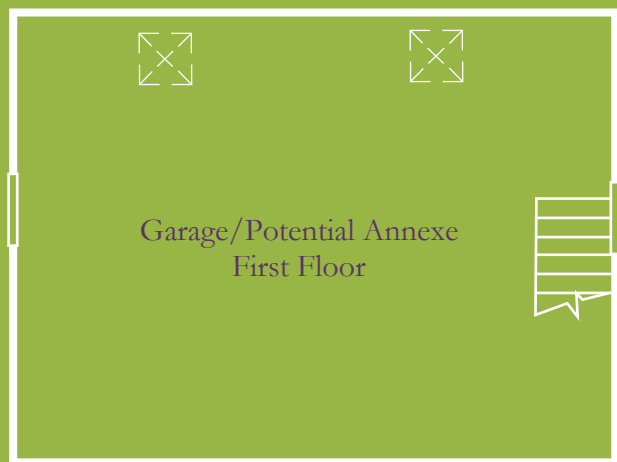
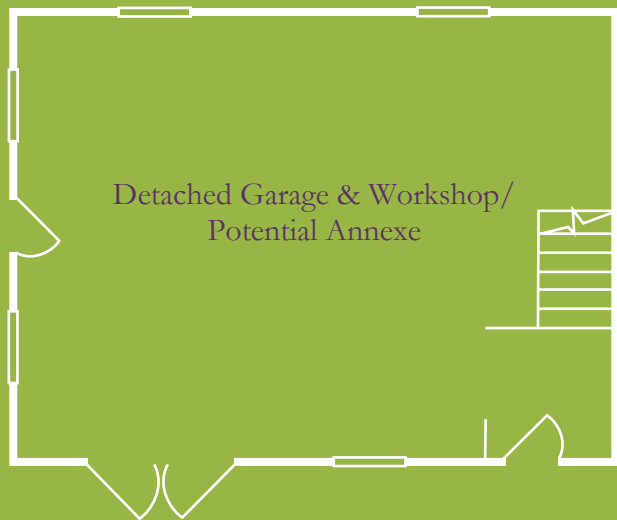
With fitted wardrobes and a window to the rear with rural views

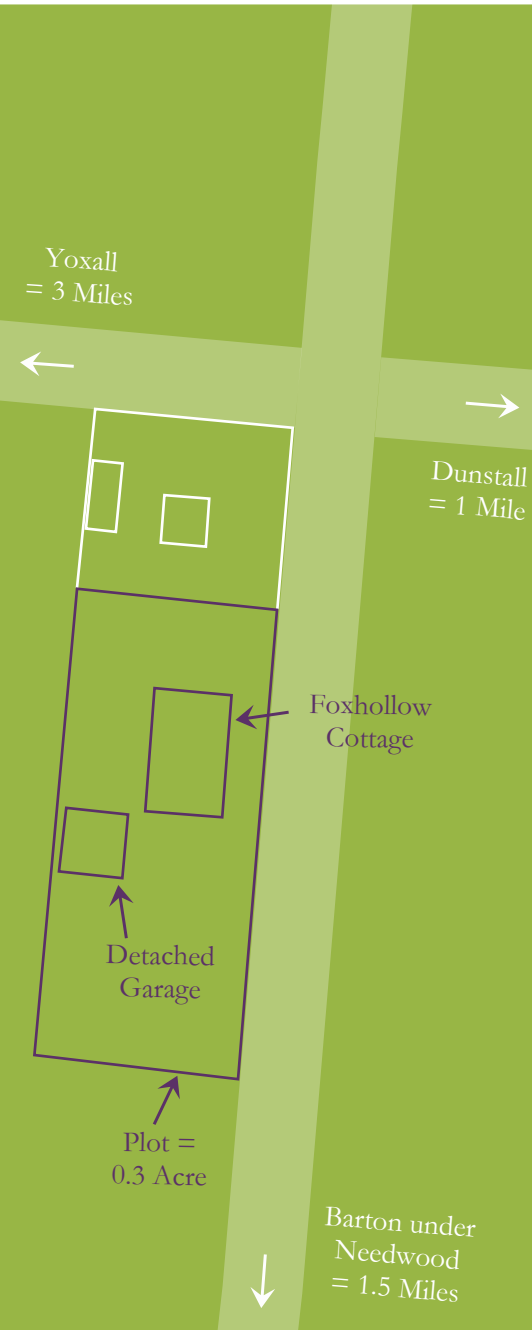
Bathroom 3.6 x 2.08m (approx 11'9 x 6'10)

Comprising a modern suite comprising wash basin set to vanity unit, low level WC, bathtub and double shower, with tiled flooring, tiled walls, a window to the rear with views and a fitted airing cupboard









Outside

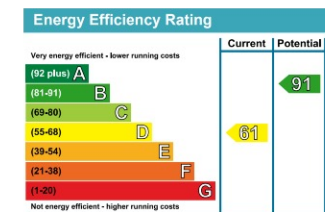
Gated access leads into the gravel driveway, providing parking for a number of vehicles and turning space. There is gated access opening into the rear gardens and access into a further area of garden ideal for use as additional parking, for cultivating into a kitchen garden or to house a smallholding

Detached Garage 7.7 x 5.75m (approx 25'3 x 18'10)

Having workshop space, pedestrian doors to two sides and double doors for vehicular access to the front. The garage has stairs rising to a first floor room, measuring the same size as the garage with restricted head height. Currently used as storage, this space is ideal for conversion into a home office/games room, or would provide additional accommodation if the garage was to be converted into an annexe. The garage is serviced by electricity and plumbing which is adequate for residential use following conversion

Gardens

The gardens extend to the rear and side of the cottage, laid to edged lawns, stocked borders and paved terraces. A timber summer house ideal as a workshop benefits from power and lighting, and a second shed is included in the sale



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.