



Quiet Corner, 6 Malthouse Row, Dunstall, DE13 8BE



Nestled within the peaceful hamlet of Dunstall is Quiet Corner, a deceptively spacious character cottage benefitting from a wealth of character, three double bedrooms and an immaculately landscaped garden plot. Aptly named for its idyllic peaceful position and panoramic rural views, Quiet Corner is surrounded by farmland and countryside owned by the Dunstall Hall Estate and holds an enviable position along a privately owned lane. The interiors have been extended and remodelled over time to create versatile accommodation with further potential to extend as desired (STPP). The entrance porch

leads into a spacious reception hall, having two reception rooms, a dining kitchen, utility and cloakroom to the ground floor, with three spacious double bedrooms, a master en suite and luxury family bathroom to the first floor. Outside, the gardens have been beautifully landscaped and feature a large driveway to the front with raised borders edged with reclaimed brickwork, and generous lawns extend to the rear enjoying views to all sides. Quiet Corner is serviced by environmentally friendly ground source heating and is fully double glazed.

Dunstall is a pretty hamlet home located 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 historic church and cricket ground - one of the most picturesque in the Midlands and home to Dunstall Cricket Club since 1960. The location also lends itself to endless walking routes in the glorious setting, with the first of many footpaths over the fields being directly accessible off the

private lane. Barton under Needwood is just two miles away and provides additional amenities including pubs, shops and a pharmacy and the cottage benefits from Ofsted rated Outstanding school including Rangemore and Thomas Russell Primary's which feed into the renowned John Taylor High School in Barton. 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) available in the Cathedral City of Lichfield.



- Charming Semi Detached Cottage
- Idyllic Position with Rural Views
- Wealth of Character & Deceptively Spacious Accommodation
- Reception Hall & Two Reception Rooms
- Family Dining Kitchen
- Entrance Porch, Utility & Cloakroom
- Three Excellent Double Bedrooms
- Master En Suite & Luxury Bathroom
- Beautifully Landscaped Gardens
- Ample Parking to Front
- Peaceful Location along Private Lane
- John Taylor School Catchment

An oak front door opens into the **Entrance Porch** 1.77 x 1.47m (approx 5'9 x 4'9), having slate tiled flooring, windows to the sides and storage for coats and shoes. An original character door leads into:

Reception Hall 3.52 x 3.19m (approx 11'2 x 10'5)

A spacious welcome to this charming home, having slate tiled flooring, a window to the front, exposed beams and a feature oak staircase rising to the first floor. There is a wood burning stove set to brick hearth and useful fitted storage. Doors open into:

Sitting Room 4.27 x 3.65m (approx 14'0 x 11'11)

A well presented reception room having window to the front, exposed beams and a period open fireplace with working chimney

Family Room 4.62 x 3.87m (approx 15'2 x 12'8)
With dual aspect windows to the front and rear, this spacious reception room features a character fireplace with wood burning stove set to slate hearth

Family Dining Kitchen 6.25 x 5.94, 3.6m (approx 20'6 x 19'5, 11'9)
The **Kitchen** is fitted with a range of base units housing an inset one and a half sink with side drainer an integral dishwasher and space for a fridge freezer. A character brickwork recess houses space for a range cooker with extractor above and tiled flooring extends into the **Dining Area** where double doors open out to the rear garden. There are windows to the rear and side, with both aspects enjoys views, and a door from the **Kitchen** opens into a hallway housing storage and the ground source central heating boiler gives access into:

Utility 2.01 x 1.96m (approx 6'7 x 6'5)
A brickwork thrall house an inset Belfast sink and space for a washing machine and the utility has a window to the side aspect

Cloakroom
Fitted with WC and having an obscured window to the rear





A feature character oak staircase rises to the **First Floor Landing** where there is access to the boarded loftspace, skylights providing plenty of natural light and thumb latch doors opening into:

Master Bedroom 4.27 x 3.9, 2.58m (approx 13'11 x 12'9, 8'5)

A spacious principal bedroom having windows to the front aspect, a further window with garden views to the rear and a double fitted wardrobe. With private use of:

En Suite 3.01 x 1.2m (approx 9'10 x 3'11)

Refitted in recent years, the en suite comprises pedestal wash basin, WC and a walk in shower, with pine flooring, a window to the rear, a heated towel rail and tiled splash backs

Bedroom Two 4.3 x 3.67m (approx 14'1 x 12'0)

Another spacious bedroom having twin windows to the front with open views and an exposed brickwork chimney. Please note, this room has flying freehold over the cottage next door

Bedroom Three 3.31 x 3.23m (approx 10'10 x 10'7)

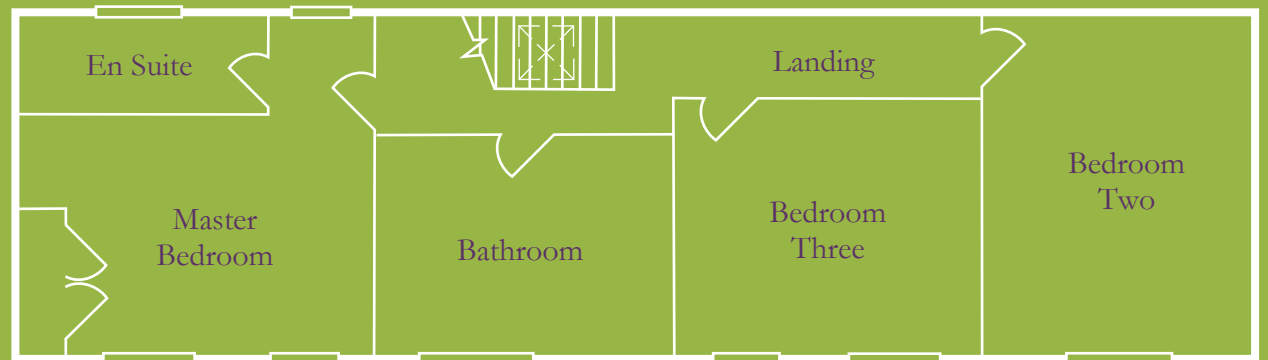
A third double bedroom having exposed brickwork chimney and windows to the front

Family Bathroom 3.67 x 2.4m (approx 12'0 x 7'10)

Having been refitted to an excellent specification, the bathroom comprises a traditional suite having pedestal wash basin, WC, claw foot bathtub and a walk in shower, with tiled splash backs, wooden flooring, a heated towel rail and a period fireplace. A window to the front enjoys open views from the bathtub







*Flying Freehold over
attached property*

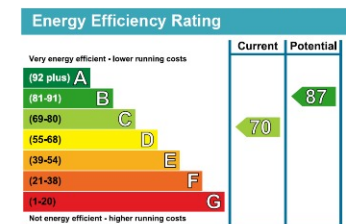


Outside

Quiet Corner lies to the end of Malthouse Row and is approached via a shared lane access with the properties on Malthouse Row. The landscaped frontage is laid to a cobble stone paved driveway with well tended borders edged with reclaimed brick walls. Steps lead down to the entrance porch and there is a charming pergola providing an additional seating area. Gated access to the side leads into the rear garden and there is a ramp leading up to the driveway giving access for bicycles and wheelie bins. A public footpath can be taken from the lane over surrounding farmland and fields

Gardens

To the rear are immaculately tended gardens laid to a slate paved terrace, stocked borders and lawns edged with mature foliage and trees. To one side there is a kitchen garden with raised beds and a natural wildlife area, and the Summer House, shed and greenhouse are all included in the sale. There is exterior lighting and a water point and a slate chipped terrace provides a further seating area of the ideal spot to extend is desired (STPP). The gardens enjoy complete privacy and overlook idyllic views to all sides



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.