



Knights Cottage, Dunstall Hill, Dunstall, DE13 8BE



Nestled within the tranquil hamlet of Dunstall is this exceptional country cottage, showcasing a wealth of character, four good sized bedrooms and an enviable setting with open countryside views. Having been maintained to an excellent standard throughout, this individual former Dunstall Estate cottage is offered with no upward chain and has been refurbished and extended to create beautifully presented interiors in a premier setting. The interiors comprise briefly bespoke country kitchen, stunning oak framed Orangery, lounge with feature fireplace, hallway/study, utility, shower room and fourth bedroom to the ground floor, with three further bedrooms to the first floor serviced by a family bathroom. Outside, gardens wrap

around two sides of the cottage and house a bespoke summer house which is ideal as a studio, workshop or home office, and a private drive leads to parking to the front aspect. Idyllic views can be appreciated from all sides inside and out and Knights Cottage is serviced by an eco-friendly central heating system using wood pellets and a biofuel boiler.

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 hosts corporate functions, weddings and private events. The village is set within stunning countryside and is renowned for its historic church and cricket ground

which has been the home of Dunstall Cricket Club since 1960. The location also lends itself to idyllic walking routes in the glorious setting available from the cottage's doorstep. Barton under Needwood is just 2 miles away and provides additional amenities including pubs, shops and a pharmacy and the cottage benefits from Ofsted rated Outstanding school including Rangemore or Thomas Russell Primary which feed into the renowned John Taylor High in Barton. Well placed for commuters, 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 Lichfield. The International airports of East Midland and Birmingham are also within a 40 minute drive.

- Charming Character Cottage
- Historic Country Estate Setting
- Idyllic Location with Open Views
- Offered with No Upward Chain
- Bespoke Country Kitchen
- Impressive Oak Framed Orangery
- Sitting Room & Hall/Study
- Utility Space & Shower Room
- Four Bedrooms (Three Doubles)
- Traditional Family Bathroom
- Wrap Around Gardens
- Private Driveway to Parking
- Summer House/Home Office
- Biofuel Central Heating
- Outstanding School Catchment
- Well Placed for Commuter Routes, Rail Travel & International Airports



A stable door to the front aspect opens into:

**Bespoke Kitchen** 4.96 x 4.2m (approx. 16'3 x 13'9)  
Fitted with a range of handmade joinery including base and wall cupboards with solid wood worktops over, housing Belfast sink, recess housing an electric Aga range cooker and spaces for a dishwasher and fridge freezer. There is a window to the front aspect and the kitchen features a traditional panelled ceiling, decorative tiled flooring and a recess housing a Biofuel stove which runs on wood pellets and provides central heating and hot water (in addition to an emersion heater). The kitchen has a door opens into:

**Orangery** 5.37 x 3.65m (approx. 17'7 x 11'11)  
A stunning addition, this ornate oak framed Orangery features oak flooring, useful upper level storage as well as a further cupboard and bifold doors opening out to the front. Vaulted ceilings feature skylights providing plenty of natural light, and there is a door into **Bedroom Two**

**Inner Hall** 3.9 x 2.7m (approx. 12'9 x 8'10)  
Ideal as a study area, having staircase rising to the first floor with storage beneath, a window to the front and a wood burning stove with quarry tiled hearth. Stripped pine double doors open into:

**Lounge** 5.66 x 3.9m (approx. 18'6 x 12'9)  
A spacious reception room having window to the front aspect A character oak door opens to an entrance hall at the front, having brick flooring, windows enjoying idyllic views and access into the garden

Double doors from the **Kitchen** open to a discreet **Utility** space, where there is fitted storage and provisions for a washing machine. A further door opens into:

**Shower Room** 1.64 x 1.6m (approx. 5.4 x 5.3)  
Fitted with pedestal wash basin, WC and shower, with tiled flooring, tiled splash backs, chrome heated towel rail and a sun pipe providing natural light





Stairs rise to the **First Floor Landing**, where there is a skylight, a range of fitted airing cupboard storage housing the water cylinder and character arched doors leading into:

**Master Bedroom** 3.6 x 3.32m (approx. 11'9 x 10'10)  
The attractive principal bedroom is fitted with a range of wardrobes and storage and has a window to the side enjoying idyllic open views

**Bedroom Three** 2.87 x 2.47m (approx. 9'5 x 8'1)  
Another double bedroom having window to the front aspect

**Bedroom Four** 3.68 x 2.15m (approx. 12'0 x 7'0)  
With window to the side enjoying rural views

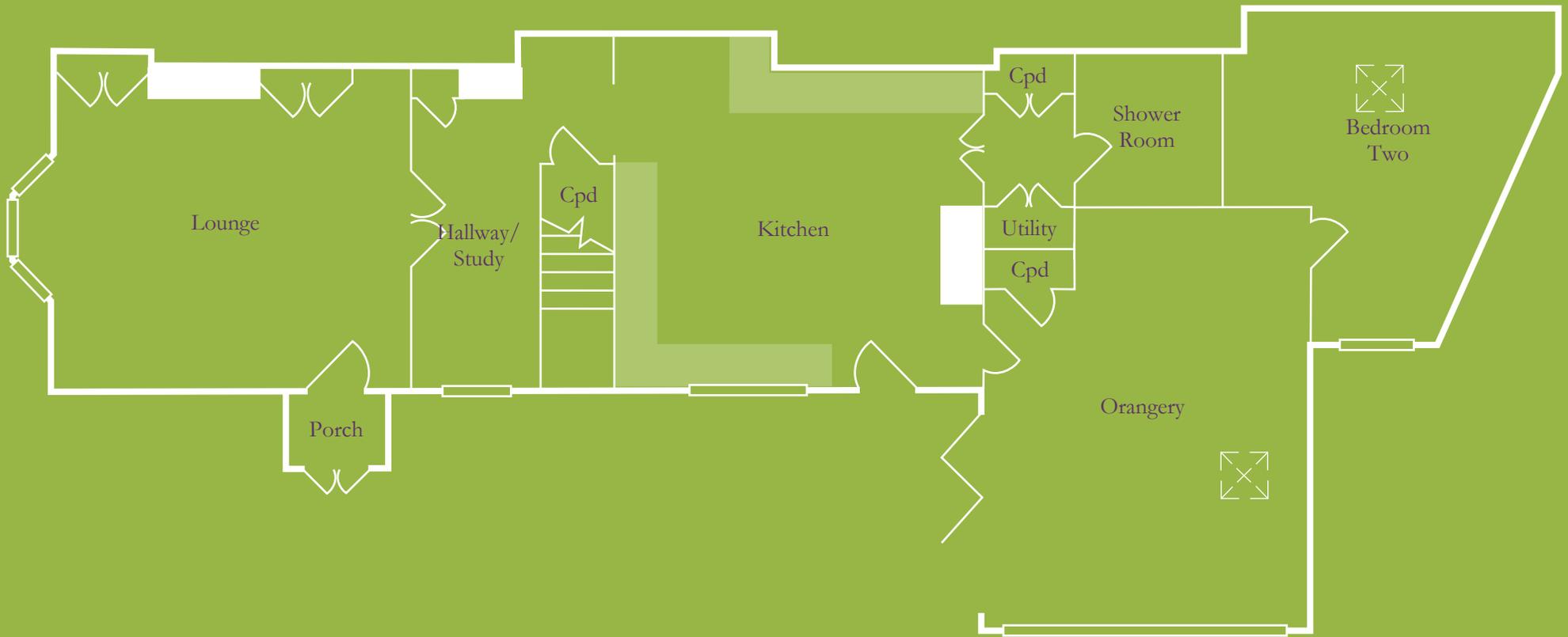
**Family Bathroom** 2.77 x 2.5m (approx. 9'0 x 8'1)  
A traditional suite comprises fitted wash basin, WC, double shower and claw foot slipper bathtub, having tiled splash backs, a heated towel rail and an obscured window

From the Orangery, a door opens into:

**Bedroom Two** 3.6 x 3.5m (approx. 11'9 x 11'5) – average measurements  
This spacious ground floor double bedroom has a window to the front and a skylight









### Outside

Knights Cottage lies on a quiet lane in the heart of Dunstall, an area known in particular for its tranquillity and stunning views. A driveway part owned with one neighbour leads up to the gravel driveway where there is parking for two vehicles and access into the kitchen. A gate from the drive leads into:

### Gardens

A secluded garden wraps around the front and side of the property, having mature hedges to the boundaries and being laid to lawns and attractive seating areas. Idyllic views can be appreciated to one side and the cottage benefits from floodlighting and an exterior water point. Within the garden is a versatile:

**Summer House** 4.76 x 3.6, 2.6m (approx. 15'7 x 11'10, 8'7)

Ideal as a home office, workshop or for storage, having power, lighting, an electric heater and boarded walled. There is also a useful loft storage space



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G	10   G	

**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.