



Graham Watkins & Co.

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Dunwood Cottage
Dunwood Lane, Longsdon, ST9 9QW



For Sale By Private Treaty

Dunwood Cottage

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Graham Watkins & Co. are delighted to offer for sale this four bedroom family residence, boasting exceptional quality fixtures and fittings and set in approximately 1 ½ acres of land or thereabouts. Dunwood Cottage sits in an elevated position and provides spectacular views over the countryside.

This home has been extended over the years to feature an open plan lounge, dining area and kitchen that is fitted with John Lewis of Hungerford Bespoke kitchen units and Westminster stone flooring. The accommodation continues to provide a utility, sitting room, dining room and office which could be utilised as bedrooms if so desired, master bedroom with en-suite facilities, further double bedroom and bathroom.

The lower ground floor is the original part of the property and offers two further bedrooms and en-suite shower room and boiler room which is accessed from the front garden.

Externally, Dunwood Cottage offers various seating areas to take advantage of the stunning views, Breeze House, cobbled entrance leading to secure parking with two open oak cart barns and detached oak cart barn with roller door and grass paddock.

This delightful home has been sympathetically modernised throughout by the current owners and is a true credit with no expense spared.

An internal viewing is HIGHLY recommended to be fully appreciated!



Offers in the Region
of £895,000



Situation

Dunwood Cottage is situated in the sought after rural village of Longsdon. Set in an elevated position commanding far reaching over the surrounding countryside. Ideal for commuting being close to the Staffordshire and Cheshire borders.

Directions

From our Derby Street offices proceed out of the town on the A53 Newcastle Road. Proceed up Ladderedge bank and take the first turning right into School Lane. Continue along this road to its extremity and turn right into Dunwood Lane. Follow this road for a short distance where Dunwood Cottage is situated on the right hand side identifiable by the property's name.

Accommodation Comprises:

Hallway

With external door, stone floor, double radiator and built in store cupboard.

W.C

With low level lavatory, wash hand basin set in a vanity unit with marble top, double radiator, part tiled walls, stone floor and obscured double glazed window to the rear aspect.

Cloakroom

With wash hand basin, low flush WC, part tiled walls and tiled floor.



Open Plan Living Space - 9.38m x 8.35m max

Consisting of the living and dining area and the kitchen.

Dining and Living Area

Boasting double glazed picture windows to the front and side aspects, patio doors to the front and side aspects, feature stone fireplace including a log burner, stone flooring with under floor heating and partly exposed stone wall.

Bespoke Kitchen

The kitchen features bespoke units made by John Lewis of Hungerford. Exceptionally high quality units offering base cupboards and drawers with granite and corian work tops, inglenook including an AGA cooker, matching wall mounted cupboards with glazed doors and lighting, central island including a one and half sink with mixer tap, granite and iroko work top with cupboards below, wall unit including cupboard, built in NEFF wine cooler and microwave oven, space for an American style fridge/freezer, feature glazed roof lantern with automatic openings and two stained glass windows to the rear aspect.



Utility - 4.50m x 1.91m

With external door, double glazed window to the rear aspect, double radiator, Belfast sink set in a granite worktop with drainer, matching base and wall units and partly exposed stonework.

Bedroom / Dining Room - 3.40m x 2.97m

With double glazed window to the front aspect, double radiator and decorative fireplace.

Inner Hallway

With stairs to the ground floor accommodation, three double radiators, double glazed skylight, exposed beams and exposed stone walls.

Bedroom - 4.17m x 3.07m

With double glazed window to the front aspect, single radiator and decorative fireplace.

Bathroom - 2.19m x 2.04m

The bathroom offers a roll top bath on claw and ball feet with mixer shower over, heated towel rail, low level lavatory, pedestal wash hand basin, part panelled walls and part tiled walls, double glazed window to the front aspect and Karndean flooring.



Sitting Room - 6.27m x 4.05m

Having double glazed patio doors to the side gardens, double glazed picture window to the front aspect, open fireplace, double radiator and partly exposed stone walls.

Bedroom / Office - 4.14m x 3.17m

With two double glazed windows to the rear aspect and double radiator.

Master Bedroom - 5.49m x 4.40m max

Having a pair of patio doors to the side gardens, feature arch window to the front aspect, two double radiators and built in wardrobes.

En-Suite - 3.40m x 2.41m

Consisting of a panelled bath, low level lavatory, circular wash hand basin set on a vanity unit, inset vanity mirror with lighting, heated towel rail, walk in shower, two uPVC obscured double glazed windows to the rear aspect, built in airing cupboard with frosted glazed doors, part tiled walls, and Travertine flooring with underfloor heating.



Ground Floor Accommodation:

External Porch

With external door, part tiled walls, tiled floor and exposed stone walls.

Hallway

With stairs to the living accommodation, double radiator and exposed beams.

Bedroom - 4.20m x 3.23m

Having two double glazed windows to the front aspect, double radiator and exposed stone walls.

En-Suite - 2.39m x 2.10m

Having a fully enclosed shower cubicle with mixer shower fitment, low level lavatory, Savoy wash hand basin on chrome legs including a heated towel rail, part tiled walls, heated towel rail and tiled floor.

Bedroom - 4.06m x 2.53m

Having double glazed window to the front aspect, two double radiators, corner wash hand basin set in a vanity unit and exposed beams.



OUTSIDE

Dunwood Cottage is approached via a cobbled driveway having double gates which lead to the parking area including two English oak open cart barns with concrete floor and log store, power and lighting connected.

Detached Garage

With electric doors, concrete floor, power connection, pedestrian door to further garden area with seating and garden shed



Gardens

The property benefits from mature landscaped gardens laid to various seating areas, taking in outstanding views. Lawns with established borders, ornamental pond, wrought iron pergola leading to feature Breeze House which includes seating, overhead heating, lighting and power.

Secure gated access with outside lighting and power points surround the property.

Access to a garden shed.



Boiler Room

With external door to the front aspect.

Paddock

Steps lead to a paddock of grassland which extends to 0.5 acres or thereabouts with fenced boundary.

Services

We believe the property is connected to mains services with drainage by private means.

Local Authority

The local authority is Staffordshire Moorlands District Council

Council Tax Band

We believe the property is in band G

Viewing

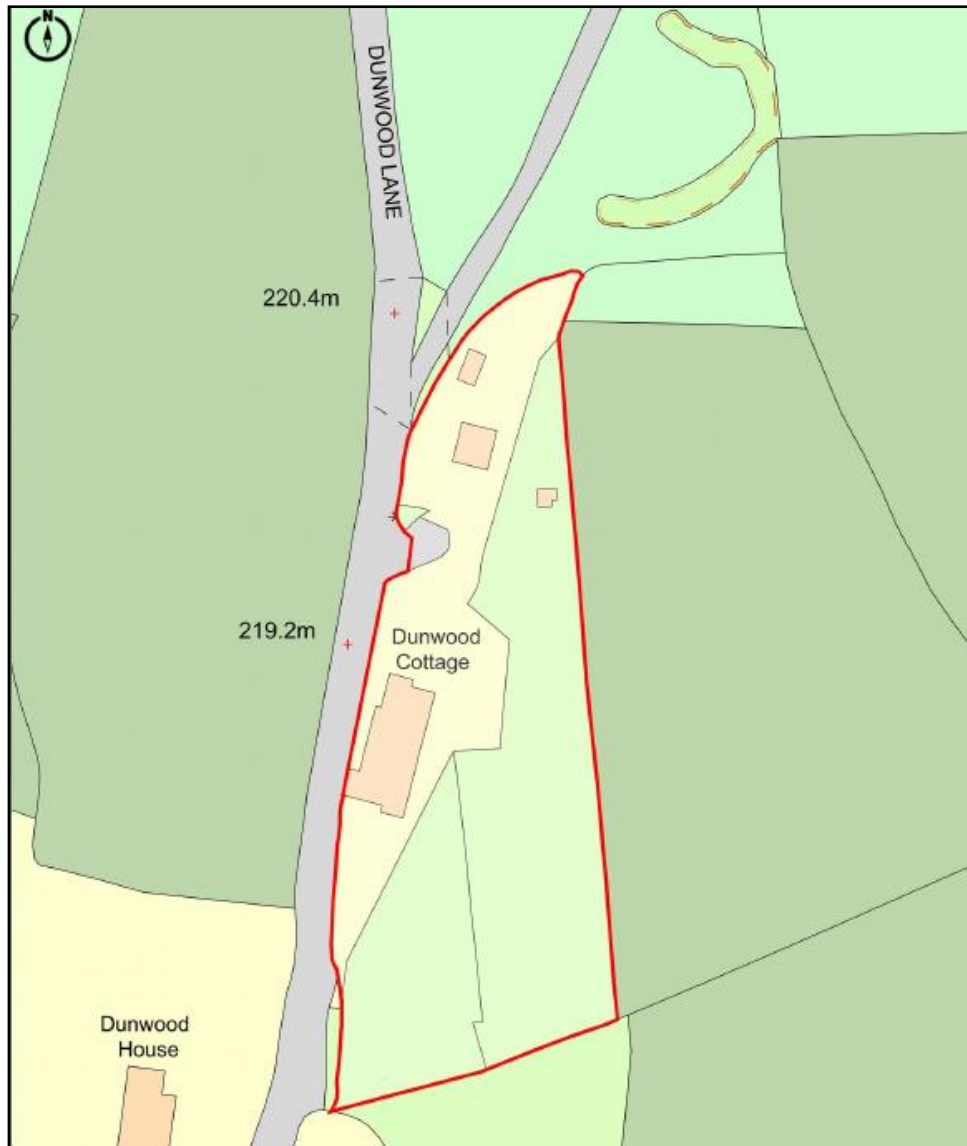
By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone the office.





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Floorplan

GROUND FLOOR



LOWER GROUND FLOOR



EPC

Energy performance certificate (EPC)

Dunwood Cottage Dunwood Lane Longsdon STOKE-ON-TRENT ST9 9QW	Energy rating D	Valid until: 20 September 2024 Certificate number: 8002-0605-0829-4126-8143
Property type Detached house		
Total floor area 255 square metres		

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	59 d	
39-54	E		
21-38	F		
1-20	G		

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Mapping

The plans provided in these particulars are indicative and for identification purposes.

Wayleaves and Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Mortgage Provision

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

Thinking of Moving?

If you have a property you are thinking of selling or renting then please contact us for a free market appraisal and advice on the best way forward.
Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

Websites

www.grahamwatkins.co.uk

www.rightmove.co.uk

www.primelocation.co.uk

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