



Peel House
School Lane | Dunston | Stafford | Staffordshire | ST18 9AG

PEEL HOUSE

Peel House is an impressive modern contemporary family home situated in the hamlet of Dunston between the county town of Stafford and the Market town of Penkridge. Presented to a high standard the accommodation includes 4/5 bedrooms 4 bathrooms and 4 receptions with private gardens to the rear and plentiful parking to the front and ideally suited for the local primary school. In summary an ideal family home in a popular location.



GROUND FLOOR

On entering Peel House you appreciate the modern contemporary styling and design that the current owners have created with its open plan layout through much of the ground floor. This family home really caters for the perspective buyer who wants space, light and a modern lifestyle while still having all the practicalities of everyday living. The entrance hall leads through to the main reception room which offers an abundance of space and light magnified by the vaulted ceiling and complimented by the neutral décor. The centre piece of the room is the fireplace creating a cosy ambiance and perfect for those cold winter nights. The addition of the mezzanine above offers more space and makes an ideal seating area for a library or home office. Off the hall is the study which could be used as a further reception room such as a snug which is centrally placed with an open fire. The dining room is spacious and light and perfect for formal entertaining with family and friends for those special occasions, however the kitchen/breakfast room is where you will naturally be attracted too with its open plan layout, the island being a perfect place to congregate and chat. The natural light that floods in via the skylights and the bi-folds and the neutral décor make this a very sociable room and lends itself to naturally flow into the rear gardens which creates an overall great entertainment space. There is a useful separate utility room off the kitchen with separate downstairs shower room to complete the ground floor accommodation.









SELLER INSIGHT

“There were two main factors that sold Peel House to us when we came across it fourteen years ago: the fantastic amount of internal space and the superb location,” says the owner. “The house sits on a country lane in Dunston village, so head out in one direction into open countryside and turn left and it’s half a mile to the motorway junction. Two miles to the larger village of PenkrIDGE, and in just under fifteen minutes you can be shopping in Stafford or Cannock McArthurglen or hopping on the train to anywhere from Manchester, Birmingham or just 1hr 20mins to central London. All in all it’s a place that offers the best of both worlds.”

“The house was built in 1953, and over time it has been extended so it now offers almost 3,500 sq. ft. of living and entertaining space. However, it was in need of a bit of an update when we bought it so over time, we’ve done a huge amount of work and modernised it throughout. We’ve created a very large open-plan family kitchen with bi-folding doors that open straight out onto the patio; we extended the dining room into a section of the double garage, and that’s now a lovely big space for celebrations and family get-togethers; all of the flooring has been replaced, as have the windows, and we’ve also done things behind the scenes such as replacing the boiler and overhauling the electrics. In short, nothing needs doing; the new owners can literally drop their things and enjoy living here.”

“Since making the alterations to the house, one of the things we’ve loved is the fact that when the sun is shining, we can push back the bi-fold doors in the kitchen and extend our living space out into the garden. We have a very large patio for alfresco entertaining, an oak BBQ shelter that enables us to cook outside whatever the weather, and a good-size lawn that has been ideal for the children to play on. We also have a huge driveway to the front of the house that can fit up to ten cars, so it’s great when we have friends to visit, and the whole property is surrounded by a mix of high hedging, trees and fencing so we enjoy complete and utter privacy. And another plus is the fact we back onto the village school playing field (upto age 9) so we’re not in the slightest bit overlooked and this is kept locked all weekend.”

“We’ve decided to move to a property with more land, but if we could pick up this house and place it in a couple of acres, we’d do it in a heartbeat. It’s a beautiful home and we’ve been extremely happy here for the past fourteen years.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





UPSTAIRS

The first floor again has a very modern style with the glass and wooden staircase leading to the first-floor landing. There are 4 double bedrooms on this floor with 2 of the bedrooms having en-suite facilities as well as further single bedroom and shower room. All the bedrooms are light and airy and having neutral décor and present themselves to a high standard.















OUTSIDE

The Gardens to the rear of the property are mainly laid to lawn with a substantial patio and seating area. A perfect entertainment space including a covered bar and entertainment area and completely private and child friendly, there is ample parking to the front for numerous vehicles and garaging for further storage if required.

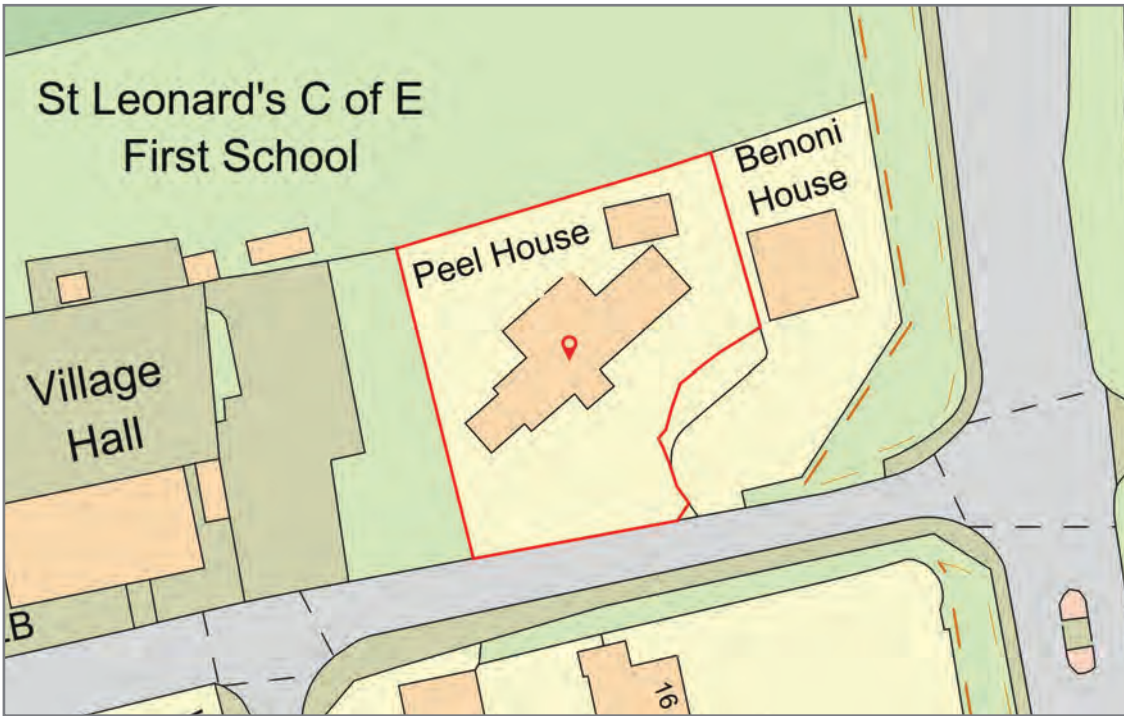




LOCAL AREA

Dunston is situated within a 10-minute drive to the centre of the county town of Stafford in Staffordshire. Road networks give access to the M6 are only minutes away. The nearest railway station is in Stafford offering access to London in approximately in 1.5 hours, Manchester 1 hour and Birmingham 30 mins. There are many private schools for all ages within the area.





INFORMATION

Services, Utilities & Property Information

Utilities - Mains Gas Central Heating, Mains Drainage,

Mobile Phone Coverage - 4G and 5G

Broadband Availability - ultrafast up to 1000 mbps

Tenure - Freehold

Local Authority: Stafford Borough Council

Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01889 228080

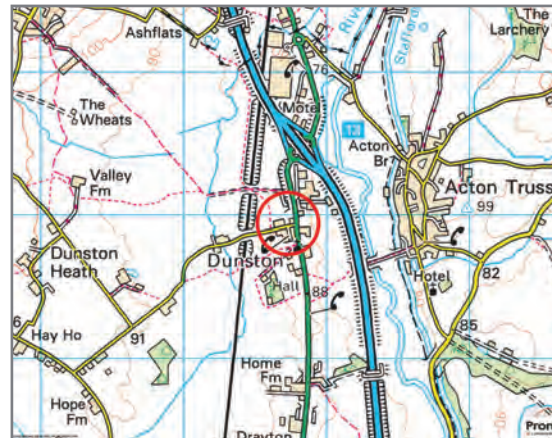
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offers over £800,000

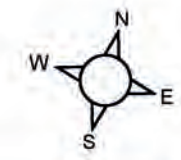
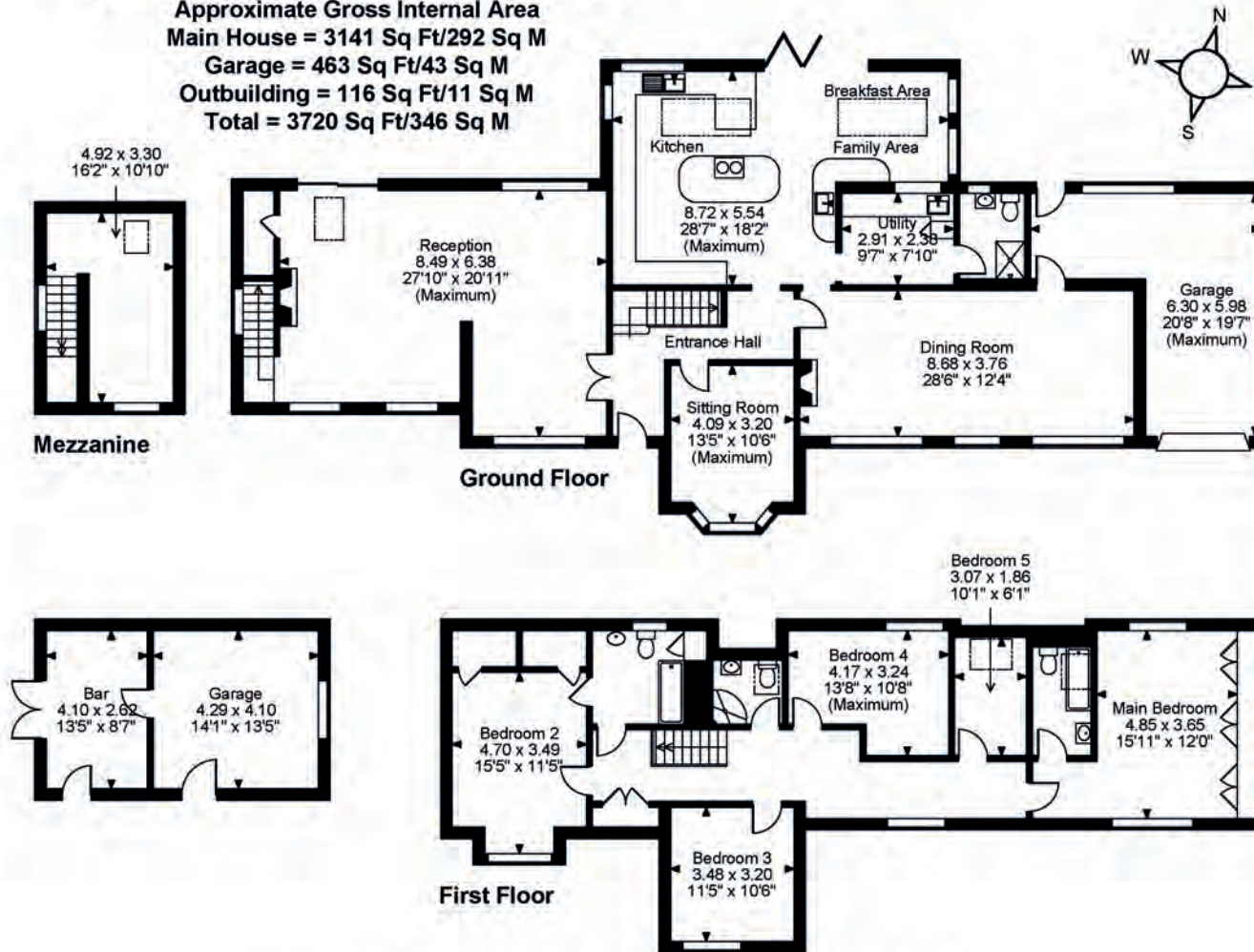


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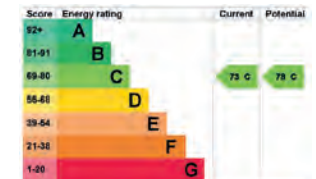
Peel House, School Lane, Dunston, Stafford
 Approximate Gross Internal Area
 Main House = 3141 Sq Ft/292 Sq M
 Garage = 463 Sq Ft/43 Sq M
 Outbuilding = 116 Sq Ft/11 Sq M
 Total = 3720 Sq Ft/346 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



KARL RUSK

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

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