



Laundry Cottage, School Lane, Dunston

Offers In Region Of £525,000

LEE COOKE

exp[®] UK

@ lee.cooke@exp.uk.com

leecooke.exp.uk.com

01785 526777 (Staffordshire)

01952 370777 (Shropshire)

01902 239777 (Wolverhampton)

Laundry Cottage, School Lane, Dunston

Lee Cooke Personal Estate agents "Luxury Collection" highly recommends an early viewing to fully appreciate this beautifully presented and deceptively spacious detached countryside cottage.

The ground floor showcases a stunning traditional-style open plan kitchen diner with adjoining sitting area, featuring an exposed brick wall and striking ceiling beams, perfect for both everyday living and entertaining. Additional ground floor accommodation includes a fitted utility room, guest WC, rear access, a spacious lounge, and a charming orangery/conservatory overlooking the garden.

On the first floor, a small study area landing leads to three bedrooms, a walk-in wardrobe, and a luxurious traditional family bathroom complete with a freestanding roll-top bath and separate shower cubicle.

Externally, the property enjoys a beautiful landscaped rear garden with an entertainment patio, along with a detached garage to the side. The garage offers exciting potential for conversion (subject to planning), with possibilities including a granny annex, hobby room, home office, or family entertainment area.

Lee Cooke Personal Estate Agents comment: ***"This is a must-view property, ideally located in a popular rural setting with excellent commuter links, boasting charm, character, and a wealth of original features."***

Location & Area

This charming cottage is located on School Lane, Dunston, a sought-after rural village just outside Stafford. Dunston is renowned for its idyllic countryside setting, while still being highly convenient for commuters with excellent access to the M6 motorway (Junction 13) and nearby road networks connecting to Stafford, Wolverhampton, and Birmingham. The county town of Stafford lies only a short drive away, offering a wide range of shopping, dining, and leisure facilities, along with a mainline railway station providing regular direct services to London Euston, Birmingham, and Manchester.





Entrance Hall

Welcoming entrance hall with side access via a wooden door beneath an open canopy, featuring a charming stained glass window, wooden flooring, stairs to the first floor, central heating radiator, and doors leading to the principal rooms.

Entertainment Kitchen Diner and Sitting Area 21' x 13' (max)

A truly stunning cottage-style kitchen with adjoining sitting area, showcasing a traditional exposed brick feature wall with arched mantles and a freestanding range cooker. Quarry-style tiled flooring, leaded double-glazed windows to front and side, fitted wall and base units with oak worktops, feature under unit lighting brick-effect tiled splashbacks, integrated sink, dishwasher, and hob. Central heating radiator and opening through to the utility area.

Utility Area

With stable-style door to side access, oak worktops, tiled flooring, and base units. Opens into the kitchen and guest WC.





Guest WC / Rear Entrance

Fitted suite comprising low flush WC and wall-mounted wash basin, with part-panelled walls, wall storage cupboard, plumbing for washing machine, spotlights, and double-glazed window to side. Stable-style door leads into the utility area.

Family Lounge – 21'3" x 11'

Beautiful cottage-style lounge with exposed ceiling beams, brick fireplace with log burner and quarry tiled hearth and feature upper shelving, wooden window overlooking the conservatory, and French doors opening into the orangery, wooden door leading to entrance hall.

Conservatory/Orangery – 15' x 12' (into bay)

Flooded with natural light, featuring traditional oak flooring, French glazed doors into the lounge, windows overlooking the garden, and French doors leading to the rear patio.



Study Landing

Pleasant study area landing with a selection of wooden doors to various rooms, double glazed window to side, stairs to ground floor, large loft access, feature ceiling beams and airing cupboard.

Bedroom One 13' 1" x 10' 5"

Having double glazed windows to front and side offering countryside views, feature radiator and door to landing, walk in wardrobe (ideal for wet room/shower area subject to builders advise).

Bedroom Two 11' 5" x 11' 1" into recess

Leaded double glazed window to rear, central heated radiator, door to landing and garden views.



Bedroom Three 10' 5" x 9' 6" into recess

Leaded double glazed window to front, feature vaulted ceiling with oak beams and upper storage area, loft access, central heated radiator and door to landing.

Family Bathroom

Leaded double glazed window to rear with garden views, wooden door to first floor landing, feature oak ceiling beams, part wooden panelled walls, wooden flooring traditional fitted bathroom suite with free standing roll top bath, with complementary mixer tap and matching high flush toilet, pedestal column wash basin and separate walk in shower cubicle, feature radiator and corner storage cupboard.

Front Garden & Driveway

Gravelled front garden with mature shrubs and plants. Double-opening gates with central wooden gate lead to a large concrete driveway providing extensive off-road parking, open canopy with lighting.





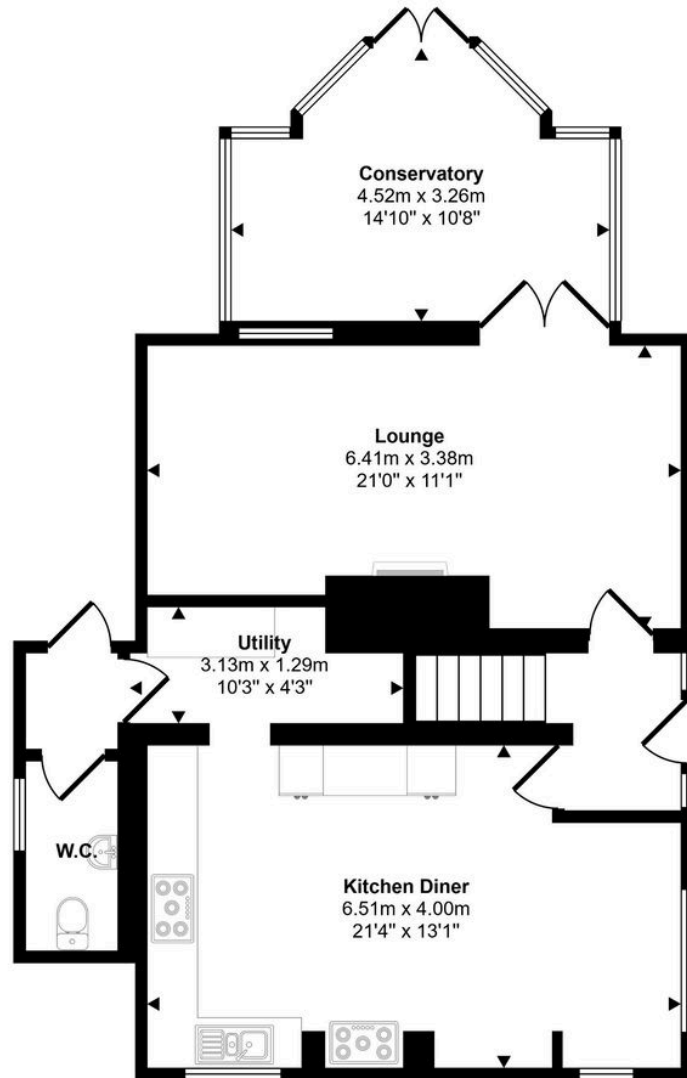
Detached Garage – 31'2" x 10'7"

Substantial garage with upper storage area, double opening front gates, side access door and window. This space offers excellent potential for conversion into a home office, annex, or entertainment space (subject to planning permission).

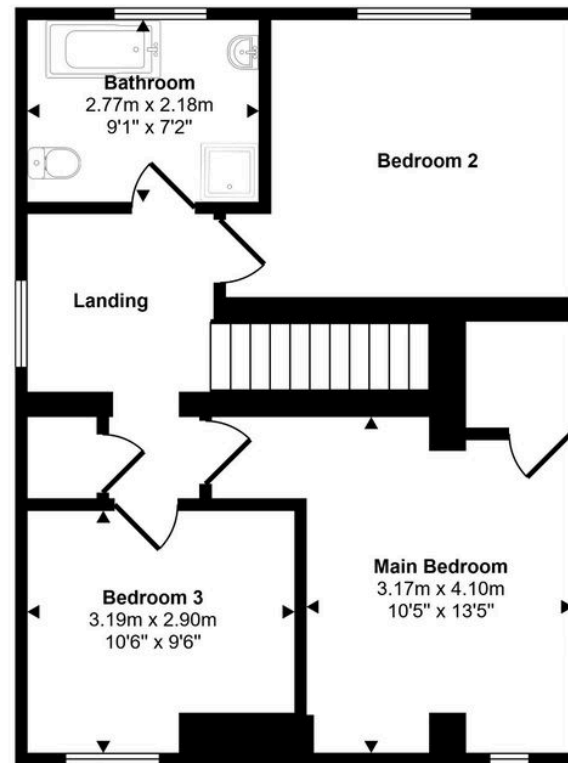
Rear Garden

A beautifully landscaped and mature garden with multiple entertainment areas. The main stone patio is complemented by a dwarf brick wall, lawned sections with planted borders, paved seating areas, and an open log store. The garden enjoys uninterrupted views over farmland, with a further "secret garden" area, complete with its own patio and ornamental planting, creating a pleasant retreat.

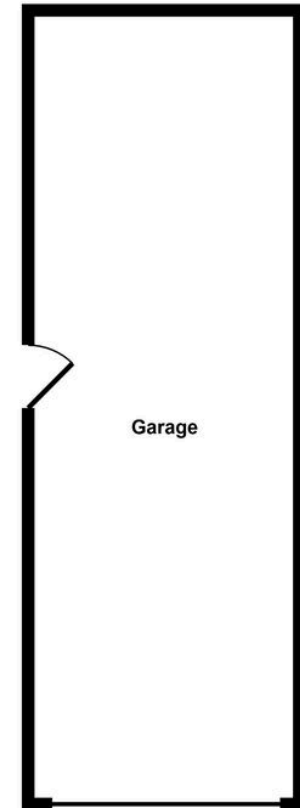
Approx Gross Internal Area
161 sq m / 1728 sq ft



Ground Floor
Approx 74 sq m / 799 sq ft



First Floor
Approx 57 sq m / 617 sq ft



Garage
Approx 29 sq m / 312 sq ft