

# Dunstall Road

Rangemore, DE13 9RH

John German



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£550,000

A wonderful and unique Grade II listed home featuring an abundance of space with charm and character throughout, together with sunny gardens and highlights including spacious reception/dining hall, magnificent character lounge with high ceiling and roof lantern, lovely farm house style kitchen diner plus utility room and three double bedrooms, all in a countryside setting.

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This beautiful conversion believed to formerly be the King's kitchen to the historic Grade II listed Rangemore Hall, enjoys a delightful parkland setting in glorious countryside surroundings, offering the very best of rural life yet with convenience of being only a few minutes drive from the popular village of Barton under Needwood with John Taylor catchment and wide range of amenities on offer including pubs, bars, cafes, schooling for all ages, doctors surgery and Co-op store.

The property features plenty of space at 1934sq ft, together with the benefit of a good sized detached double garage. This offers a lights and spacious home which blends period charm with modern comfort in a highly regarded location.

Set at the very end of a long drive shared with neighbouring properties, with brick walls and gates opening into sunny gardens with shaped lawns, block paved path through leading to a superb paved terrace, with pretty wysteria across the exterior of the house.

There is an arched porch leading through to the front door which opens into a magnificent reception/dining hall, currently used as a billiard room with a tiled floor through, high ceilings, spotlights and doors leading off.

Double doors to the right open into a magnificent lounge with a wonderfully high ceiling creating a huge voluminous space, with revealed timbers and a roof lantern pouring in plenty of natural light, together with French doors opening out to the gardens. There is tiled flooring and a brick chimney breast with stove providing the focal point and also adding a cosy character feel.

Across the hallway at the heart of the house is a lovely farmhouse style dining kitchen, again with high ceilings and an abundance of storage space provided by a range of base and eye level units with worktops over. Space for a range style cooker, tiled floor through, ample space for a large dining table, windows framing garden views and door off to a useful utility room with additional appliance space.

The property features three double bedrooms, with the master being particularly generous, having wood effect flooring, spotlights, window to rear and a good sized dressing area and well appointed ensuite bathroom, with suite comprising fitted vanity units with wash hand basin, illuminated mirror, WC, roll top bath, tiled walls and floor.

There are two further good sized double bedrooms with bedroom two featuring fitted wardrobes, together with a bathroom featuring bath, pedestal wash hand basin and WC.

Off the main hallway there is also an additional shower room with shower cubicle, pedestal wash hand basin, guest WC, tiled walls and floor and spotlights.

The property also has the benefit of additional outdoor space to rear with a lovely garden, with formal pond, paved surroundings and lawn with side access from the front garden. There is a detached double garage with electric up and over front entrance door. The property is set in the grounds of the magnificent Rangemore Hall.

What3word ref for entrance to the main drive - ///paves.fidgeted.classic

What3words ref for the property - ///posting.engages.mixing

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:**

**Parking:** Driveway & Garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Shared septic tank

**Heating:** LPG central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA24062025

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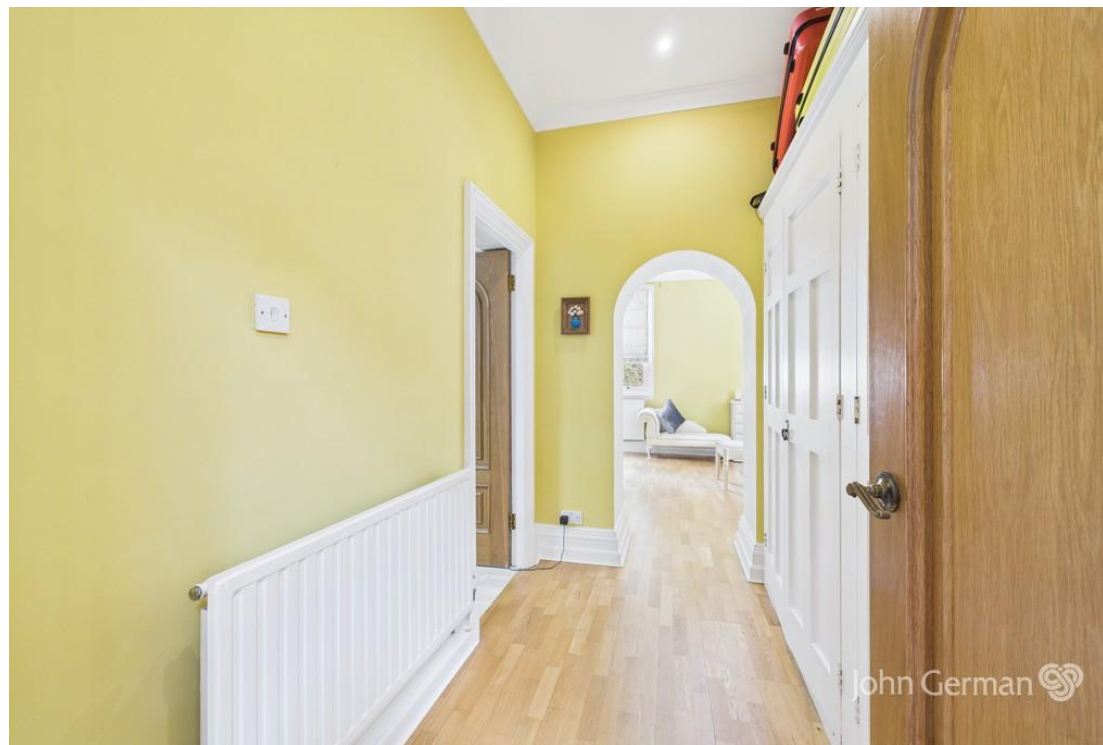
























Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>n</sup>

2290 ft<sup>2</sup>

212.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



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