



The Cottage, Bar Lane, Barton under Needwood, DE13 8AL

Enjoying a rural setting on the outskirts of Barton under Needwood is The Cottage, an individual detached character home benefitting from four double bedrooms, a generous garden plot and a delightful outlook over open fields to both the front and rear aspects. Having been modernised and extended over time, the cottage has received new windows to the front, a new combi boiler and a refitted bathroom (all since 2019), and offers character interiors featuring exposed beams, a traditional kitchen and bespoke solid oak doors to the ground floor. The accommodation comprises briefly; porch and reception hall, spacious dual aspect lounge,

conservatory, dining room/study and breakfast kitchen to the ground floor, with a cloakroom accessed via the garage. To the first floor, four double bedrooms are serviced by a refitted shower room, and each bedroom enjoys views over tranquil surrounding countryside. To the front, there are neatly tended gardens and a private driveway giving access via an electric door into the garage. A real feature of this rural village home is the established garden, enjoying an excellent degree of privacy and open views onto fields. A summer house, two sheds and two greenhouses offer outside entertaining and storage space, and the size of the garden offers extension potential (subject to relevant

permissions) without encroaching on the generous plot size. The Cottage is serviced by mains gas central heating and double glazed windows.

The property lies on a peaceful and desirable rural lane within a short walk of the heart of Barton under Needwood. This charming village offers a superb array of amenities to suit both families and couples alike, including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practise, and a stunning Tudor church. Holland Sports club is a few minutes' walk from the property and plays host to an array of sporting activities for

all ages including rugby, football, cricket, tennis and more, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll can be found within a short drive, and the International airports of Birmingham and East Midlands lie within a commutable distance.





- Charming Detached Cottage
- Idyllic Rural Outlook to Front & Rear
- Generous & Characterful Interiors
- Potential to Extend/Remodel (STPP)
- Two Reception Rooms & Conservatory
- Breakfast Kitchen, Porch & Reception Hall
- Exterior Office/Store
- Four Double Bedrooms
- Refitted Family Shower Room
- Beautifully Tended Gardens
- Summer House, Two Sheds
- Parking & Garage with WC
- Walking Distance to Village Centre
- 'Outstanding' School Catchment
- Well Placed for Commuter Rutes & Rail Travel

The front door opens into a useful **Porch**, having tiled flooring and windows to two sides. A door leads into the **Reception Hall**, having stairs rise to the first floor accommodation and doors open into:

Lounge 7.99 x 4.36m (approx. 26'2 x 14'3)

An extended and generously proportioned reception room having a window to the front and refitted sliding doors into the Conservatory. There are exposed beams to the original part of the cottage as well as fitted alcove storage and a brickwork fireplace housing a multifuel burning stove

Conservatory 3.0 x 2.3m (approx. 9'9 x 7'6)

Enjoying attractive views over the gardens and fields beyond, this versatile reception room has double doors opening out to the rear and wood finish laminate flooring

Dining Room/Study 3.17 x 2.96 (approx. 10'4 x 9'8)

Ideal as a study, playroom or formal dining room, having a window to the rear and an oak thumb latch door opening into:

Breakfast Kitchen 5.0 x 4.73, 3.22m (approx. 16'5 x 15'6, 10'6)

Having been extended, the kitchen comprises a range of painted wall and base units housing an inset ceramic sink with side drainer and a range of integrated appliances including dishwasher, fridge and washing machine. The Rangemaster duel fuel cooker is included in the sale, and there is space for a tumble dryer. Tiled flooring extends throughout, a stable door opens out to the rear gardens and the ceiling is part vaulted with skylights providing plenty of natural light





Stairs rise to the **First Floor Landing**, where there is access to the loft and a window overlooks open views to the front. Doors open into:

Master Bedroom 4.38 x 2.95m (approx. 14'4 x 9'7)
A spacious double room having fitted and freestanding wardrobes, both of which are included in the sale. A window to the rear overlooks the gardens and views beyond

Bedroom Two 3.22 x 2.78m (approx. 10'6 x 9'1)
Another good sized double room, having dual aspect windows enjoying garden and countryside views, a double and a single fitted wardrobe

Bedroom Three 3.2 x 3.08m (approx. 10'6 x 10'1)
With a window to the side and a further window to the front enjoying open views

Bedroom Four 3.12 x 2.97m (approx. 10'2 x 9'9)
A fourth double room having a skylight and a window overlooking farmland views to the front

Family Bathroom 2.75 x 2.06m (approx. 9'0 x 6'9)
Comprising a modern refitted suite having wash basin set to vanity unit, WC and oversized shower, with tiled walls, obscured windows to the side, a heated towel rail and a lit vanity mirror with demister







Outside

The Cottage lies along the secluded Bar Lane on the outskirts of Barton under Needwood, being around a 10 minute walk from the village centre. There is parking to a block paved driveway at the front as well as fore gardens offering potential to extend the parking, and a gate opens to a paved walkway leading to a useful room accessed from the front, being ideal as a home office or for storage

Single Garage 3.96 x 2.99m (approx. 12'11 x 9'9)

With a recently replaced electric roller door, power, lighting and a water point. a door opens into a useful **WC**, with fitted wash basin, tiled flooring and a WC

Gardens

Extending to a generous size, the rear garden enjoys an idyllic open outlook and is laid to a paved terrace, shaped lawns and neatly stocked borders. There are raised beds to one side offering the ideal space for a kitchen garden, and two greenhouses and two sheds are included in the sale. Also include in the sale is a **Summer House** with power and lighting, and a small garden pond (which can easily be screened/fenced for young children) lies within the garden



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.