



**The Barn,** Woodside Farm, Barton Gate, Barton under Needwood, DE13 8AP



Set at an enviable position overlooking panoramic countryside views is The Barn, a magnificent country residence benefitting from impressive and spacious interiors, three stunning en suite bedrooms and a generous half-acre garden plot. Showcasing a wealth of beautiful reclaimed character including exposed beams and oak thumb latch doors, The Barn presents a rare opportunity to acquire a property of this calibre so close to this outstanding local village. The interiors offer extensive family living accommodation alongside generous bedrooms and bathrooms, with the established plot offering both ample parking and a secluded and tranquil space for outdoor entertaining. The Barn is accessed along a lengthy private drive and lies within Woodside Farm, an exclusive development of

select barn conversions and character homes on the outskirts of Barton under Needwood. There is easy access on foot into the centre of the village and this individual barn conversion is serviced by full double glazing, LPG gas central heating and Solar Panels which provide hot water through the warmer months.

The reception hall enjoys panoramic views over the garden and countryside beyond, leading off into a magnificent lounge with inglenook and the open plan dining kitchen, both of which extend to notable proportions. In addition, there is a large laundry room, guests cloakroom, rear hallway and boot room, with a versatile study offering potential as a home office or fourth bedroom. Off the rear hallway there are three spacious double

bedrooms, each serviced by an en suite and fitted wardrobes, and the master suite also benefits from a walk in wardrobe. Outside, there is extensive parking for numerous and larger vehicles within a private courtyard which also gives access to the detached double garage. The half-acre gardens are beautifully tended and overlook rural views to all sides, offering plenty of space to appreciate the tranquil location.

Woodside Farm lies on the outskirts of the charming village of Barton under Needwood. This desirable rural community offers a superb array of amenities including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practise, and a stunning Tudor church. Holland Sports club lies in the

heart of the village 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, and there are an excellent array of independent schools also in the area including Lichfield Cathedral, Repton and Denstone. The local centres of Burton on Trent and the Cathedral City of Lichfield both more comprehensive leisure and shopping facilities as well as rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.



- Magnificent Country Barn Conversion
- Exclusive Setting in Private Development
- Secluded 0.5 Acre Garden Plot
- Panoramic Countryside Views
- Impressive Lounge
- Stunning Dining Kitchen
- Study/Bedroom Four
- Reception Hall & Rear Hallway
- Spacious Laundry Room
- Boot Room & Guests Cloakroom
- Three Double En Suite Bedrooms
- Luxury Walk in Wardrobe to Master
- Extensive Parking & Double Garage
- South-West Facing Gardens
- Double Glazed, LPG Central heating & Solar Panels
- Walking Distance to Village Centre
- 'Outstanding' School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel

**Reception Hall** 3.76 x 2.8m (approx. 12'4 x 9'1)  
A beautiful reception to this individual home, having travertine tiled flooring, under floor heating and a door opening into:

**Lounge** 10.7 x 5.7m (approx. 35'3 x 18'7)  
A magnificent reception room enjoying a stunning outlook over the gardens and views beyond. The focal point of this room is an impressive reclaimed



brick inglenook housing a wood burning stove, and vaulted ceilings feature a wealth of exposed beams, trusses and purlins. Travertine tiled flooring and under floor heating extends throughout, twin sets of double doors open out to the gardens and there is a range of fitted storage and shelving. A door opens into:

**Study** 5.95 x 3.15m (approx. 19'6 x 10'4)

Ideal for use as a home office, playroom or fourth bedroom, having twin windows to the side and engineered oak flooring with under floor heating

From the **Reception Hall** a door leads into:

**Stunning Dining Kitchen** 9.54 x 5.12m (approx. 31'3 x 16'9)

Another beautiful and generous living space, formed by a spacious dining and living area with access out to the garden and a quality bespoke kitchen. The **Kitchen** comprises a range of handmade painted wall and base units with granite worksurfaces over, housing an inset double Belfast sink and integral appliances including Whirlpool dishwasher, Miele larder fridge and Miele larder freezer. A central island unit topped with solid oak worksurfaces provides additional workspace and storage, and a traditional recess houses an LPG fired Aga with individually controlled electric mate. There is feature lighting, a window to the front and skylights provide plenty of natural light, and tiled flooring extends into the **Dining & Living Area**, where there is a door out to the front, a window to the rear and further exposed beams. Doors open into the **Hallway**, which offers an alternative entrance into the property, and into the:

**Boot Room**

A useful space having fitted base units housing an inset Belfast sink with extendable mixer tap over, travertine tiled flooring, and a door out to the rear

**Laundry Room** 4.7 x 3.5m (approx. 15'3 x 11'6)

Accessed from the **Reception Hall**, this impressive utility room is ideal as a second kitchen space, being fitted with a range of base and full height units housing double sink and spaces for a washing machine, tumble dryer, fridge and freezer. With travertine tiled flooring, a window to the rear and a door into:

**Cloakroom**

Fitted with pedestal wash basin, WC, tiled splash backs and travertine tiled flooring and a window to the rear enjoying idyllic views







The **Hallway** has windows to the rear aspect, travertine tiled flooring, a wealth of exposed beams and doors leading into:

**Master Suite** 5.08 x 5.0m (approx. 16'7 x 16'4)

An impressive principal bedroom having dual aspect windows, vaulted ceilings with beams and ample fitted wardrobe space. There is access to generous loft storage areas and thumb latch doors open into:

**Walk in Wardrobe** 2.6 x 1.56m (approx. 8'6 x 5'1)

A luxury addition to this elegant suite, having fitted shelving, hanging space and lighting

**En Suite Bathroom** 3.34 x 2.62m (approx. 10'11 x 8'7)

Comprising a quality Heritage suite having twin wash basins set to marble topped vanity unit, WC, freestanding bathtub and wet room style shower with rainfall showerhead, having travertine tiled flooring, with electric under floor heating, tiling to splash backs, a traditional heated towel rail and a window to the side

**Bedroom Two** 3.8 x 3.45m (approx. 12'5 x 11'4)

Another spacious double room having a range of fitted wardrobes, a window to the front overlooking the gardens and private use of:

**En Suite** 2.9 x 1.6m (approx. 9'5 x 5'3)

Fitted with a traditional Heritage suite having pedestal wash basin, WC and double shower, with tiled flooring, half tiling to walls, electric under floor heating and a chrome heated towel rail

**Bedroom Three** 3.8 x 3.53m (approx. 12'4 x 11'6)

A third double bedroom suite having window to the front enjoying views over the gardens, fitted wardrobes and a door into:

**En Suite Bathroom** 2.8 x 1.7m (approx. 9'2 x 5'7)

Comprising a Heritage suite having pedestal wash basin, WC and bathtub, with travertine tiled flooring and under floor heating, tiled splash backs, a traditional heated towel rail and a window to the front





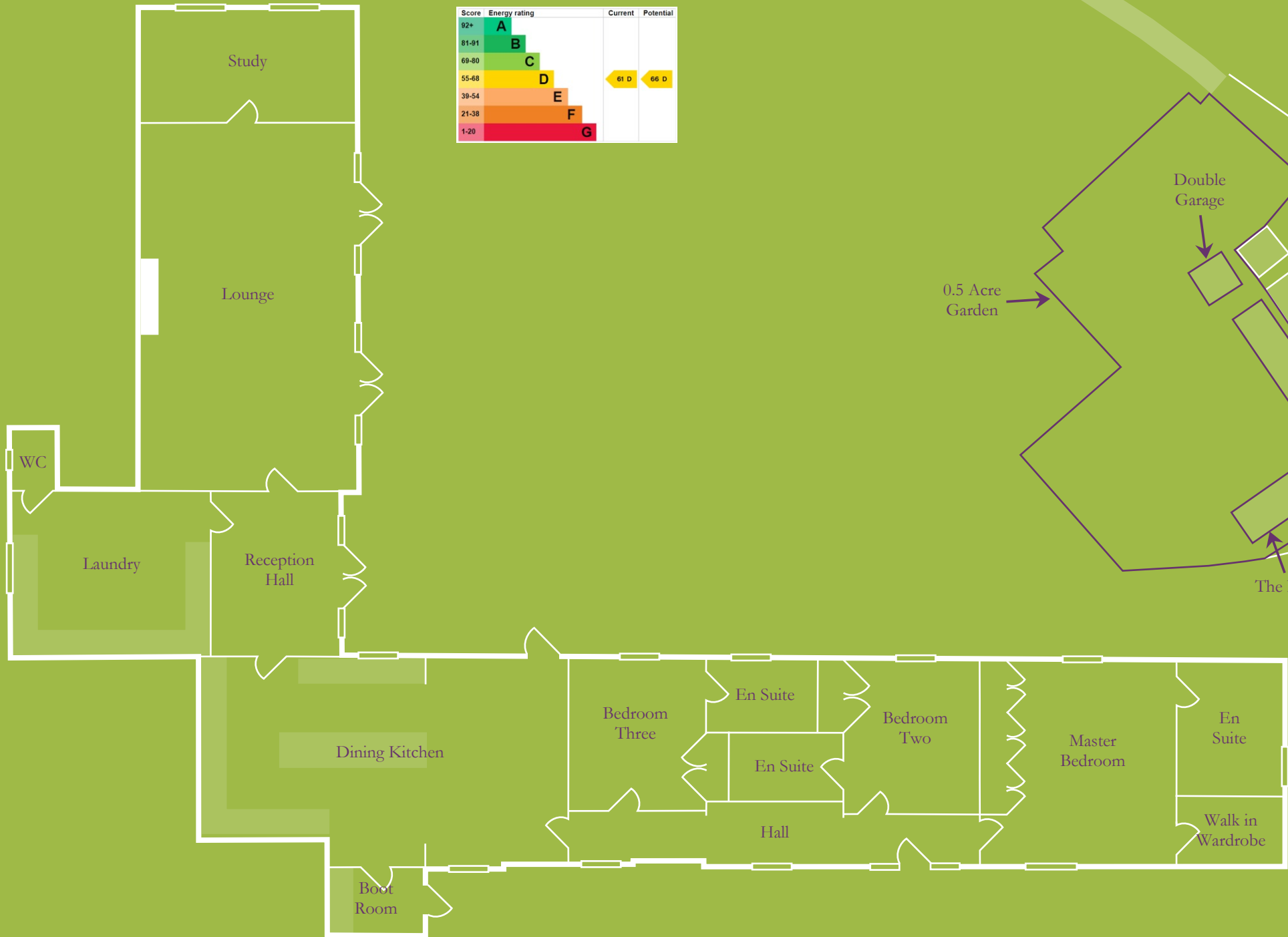








Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	66 D
39-54	E		
21-38	F		
1-20	G		



0.5 Acre Garden

Double Garage

The Barn



### Outside

The Barn is set within Woodside Barn, an exclusive setting formed by a four character barn conversions and a farmhouse. The property is accessed via a lengthy private drive through picturesque farmland which leads into an expansive gravel driveway belonging to the property, providing parking for numerous and larger vehicles, as well as access into the garage. The driveway is bordered by raised brick flowerbeds and lawns, enclosed by a post and rail fence showcasing open views beyond. A courtyard to the rear of the garage leads in turn to either the front aspect or to a paved courtyard at the rear which has access into both the **Hallway and Boot Room**

### Double Garage 6.1 x 5.23m (approx. 20'1 x 17'2)

With manual twin entrance doors to the front, power, lighting and a water point

### 0.5 Acre Gardens

Extending to the front of the property are beautifully tended lawned gardens feature a variety of fruit trees and being enclosed by a mature hedging and fencing. Adjacent to the property is a paved terrace leading to the **Reception Hall**, and there is exterior lighting as well as a water point and power sockets. Enjoying complete privacy, the garden benefit from a sunny south-westerly aspect and overlook idyllic and far reaching countryside views to all sides

The sewage treatment plant (which is shared between four barns) is set to the far edge of the boundary off the driveway

**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.