



2 Mill Lane, Barton under Needwood, DE13 8HE

Set within the desirable village of Barton under Needwood is this beautifully presented character cottage, benefitting from upgraded and refitted interiors, two double bedrooms and south facing gardens. Showcasing character features throughout including original doors and exposed beams, this individual home has been sympathetically remodelled by the current vendors, with a traditional bathroom suite and new kitchen having been fitted in recent years. The interiors comprise sitting room, family room and L shaped dining kitchen to the ground floor, with two double bedrooms and a family bathroom to the first floor. Outside, the cottage is set back from the lane beyond a gated courtyard, with generous south facing gardens laid to the rear. The property is serviced by double glazing and mains gas central heating with efficient HIVE controls.

Set towards the outskirts of the village, this individual cottage lies within walking distance of the centre of Barton under Needwood and the superb facilities the village offers. Centred around the traditional high street are pubs, gift shops, a Co-Op general store, post office and village hall, with Holland Sports Club being a short walk from the property. There are rural walks available nearby across the Dunstall Estate and the village has a number of highly regarded schools including the Thomas Russell Infants and Juniors Schools and John Taylor High School, all of which are within walking distance from the cottage. Well placed for access to the A38, local towns and cities within easy reach include Burton on Trent, Lichfield, Derby and Birmingham. Lichfield also provides direct rail links to London in 80 minutes.



- Charming Character Cottage
- Deceptively Spacious & Well Presented
- Wealth of Character Throughout
- Two Reception Rooms
- Refitted Dining Kitchen
- Two Double Bedrooms
- Refitted Family Bathroom
- Generous South Facing Garden
- Well Placed for Schools, Commuter Routes & Facilities
- John Taylor School Catchment

white wall and base units with solid wood Butcher block worktops over, housing an inset ceramic sink with side drainer and recess housing space for a range cooker with tiled splashback. The kitchen has a window to the rear and an exposed beam. Full height cupboards to one side house the boiler, spaces for a washing machine and dishwasher and further storage, with tiled flooring extending into the:

**Dining Room** 5.27 x 2.51m (approx 17'3 x 8'2)  
French doors open out to the patio and gardens, there is a window to the side and skylights provide plenty of natural light

A gable porch over the front door leads to:

**Sitting Room** 3.97 x 3.65m (approx 13'0 x 11'11)  
A well presented reception room having window to the front, oak flooring, a wood burning stove set to tiled hearth and expose beams a door opens into:

**Family Room** 3.43 x 3.12m (approx 11'3 x 10'2)  
Another attractive reception room having staircase rising to the first floor with storage beneath, a period fire grate

**Kitchen** 4.10 x 2.44m (approx 13'5 x 8'0)  
The kitchen has been refitted with arrange of





Stairs from the dining rise to the **First Floor Landing** with loft access point and doors leading off to:

**Master Bedroom** 3.67 x 3.36m (approx 12'0 x 11'0)  
A spacious double room having window to the front with a pleasant open outlook

**Bedroom Two** 3.09 x 2.97m (approx 10'1 x 9'8)  
Another double room having a window overlooking the rear garden

**Family Bathroom** 2.59 x 2.37m (approx. 8'5 x 7'9)  
Refitted to a superb standard, the bathroom comprises a Savoy pedestal wash basin, WC with



raised cistern, walk in shower and a traditional claw foot bathtub with shower attachment, with half tiling to walls, quarry tiled flooring with individually controlled under floor heating, an obscured window to the rear and a traditional heated towel rail

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





### Outside

To the front, a cottage style fence and gate open onto a paved path giving access to the front door

To the rear, good sized **South Facing Gardens** are laid to a paved terrace, lawns and mature trees and shrubs. The large **Summer House** is included in the sale, ideal for use as a home office or exterior entertaining space. There is a gated right of way to take bin's over the neighbours property

