



Barton Brook Cottage, 2 Short Lane, Barton under Needwood, DE13 8LA

Set within the sought after village of Barton under Needwood is Barton Brook Cottage, an immaculately presented detached cottage benefitting from extended and remodelled interiors, three bedrooms and established cottage gardens. Having received a full renovation by the current vendors, this beautifully presented cottage benefits from bespoke wooden framed windows, a complete rewire, new boiler and re-plumbing, board insulation and replastering throughout and a full internal refit. The cottage is finished to a superb standard including traditional fireplaces, oak doors and Karndean flooring and a wealth of character has been retained through original beams and reclaimed features.

The interiors comprise briefly entrance hall, sitting room, dining room, study and store room, inner hall, cloakroom, pantry and open plan dining kitchen, with three bedrooms and a family bathroom to the first floor. The study and store offer the potential for conversion into a third reception room and the kitchen provides space to extend further and add a fourth bedroom and en suite to the first floor. Outside, established gardens lie to three sides with carefully cultivated mature foliage giving plenty of privacy, and there is parking for around four vehicles to a private driveway.

Set on the popular Short Lane, this individual cottage lies well within walking distance of the centre of Barton under Needwood and the superb facilities the village has to offer. 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.

- Detached Character Cottage
- Wealth of Character Throughout
- Extended & Substantially Upgraded
- Two Reception Rooms
- Study & Store/Playroom
- Open Plan Dining Kitchen
- Cloakroom, Pantry & Inner Hall
- Three Bedrooms (Two Doubles)
- Family Bathroom
- Established Front & Rear Gardens
- Parking for Three/Four Vehicles
- Potential to Extend Further
- 'Outstanding' School Catchment Area
- Well Placed for Commuter Routes & Local Facilities

Entrance Hall

With stairs rising to the first floor and exposed beams, the hallway has doors into the first two reception rooms:

Sitting Room 4.23 x 4.23m (approx. 13'10 x 13'10)

A spacious reception room having two windows to the front, original oak beams, parquet flooring and an open fire set to traditional carved mantle and granite hearth. A door opens into:

Study 2.57 x 2.07m (approx. 8'5 x 6'9)

A useful space having window to the rear, exposed beams and a range of fitted shelving and storage. A door opens to a **Store Room** 1.53 x 1.45m (approx. 5'0 x 4'9) having fitted wardrobes, shelving and a window to the rear. These two rooms presents the opportunity to knock into one to create another larger study or third reception room

Dining Room 4.23 x 3.22m (approx. 13'10 x 10'6)

Another beautifully presented reception room having window to the front, original exposed beams and a door to a useful under stairs storage cupboard. A period open fireplace is set to granite hearth and carved mantle. With a door into:

Inner Hall 2.59 x 2.09m (approx. 8'6 x 6'10)

With a window to the side and Karndean flooring, the hallway has a door to the useful **Pantry** with quarry tiled flooring reclaimed from the previous owners' workshop and fitted shelving, and further doors lead to the **Cloakroom** and:

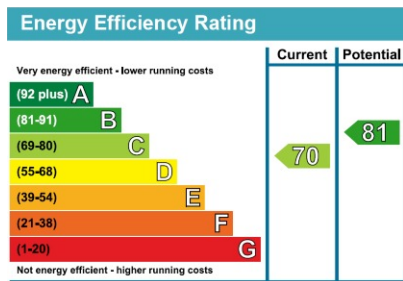


Dining Kitchen 4.24 x 6.33, 2.84m (approx. 13'10 x 20'9 x 9'3)

A spacious L shaped open plan room formed by a dining room with double doors out to the gardens and a comprehensively fitted kitchen. the kitchen comprises a range of cream wall and base units with roll edge worktops over, housing inset ceramic sink with side drainer and integral appliances including a Neff oven and ceramic hob with extractor above, fridge, freezer, dishwasher, washing machine and tumble dryer. The kitchen has Kardean flooring throughout, a feature Staffordshire blue step up to the **Inner Hall**, a door out to the rear garden and windows to both the kitchen and dining area. Please note there is also potential to extend the kitchen if desired and the Gloworm mains gas boiler is discreetly housed beyond fitted a cupboard

Cloakroom

Refitted with a traditional suite comprising pedestal wash basin with tiled splash backs and WC, with exposed beams, Kardean flooring and a window to the side





Stairs rise to the **First Floor Landing** where there are doors opening to an **Airing Cupboard** (fitted with radiator) and into:

Master Bedroom 4.25 x 4.19m (approx. 13'11 x 13'8)

A generous double bedroom having window to the front, period fireplace and a range of fitted wardrobes

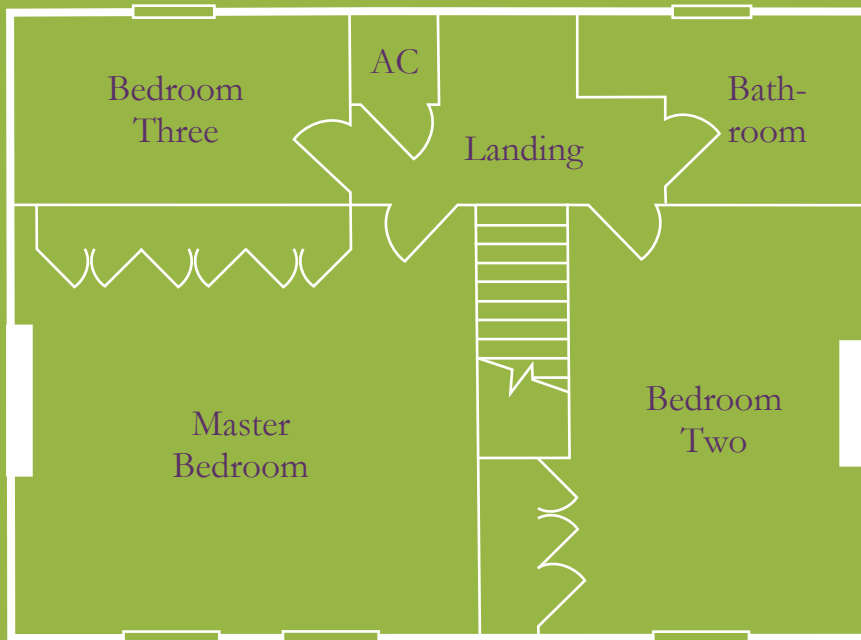
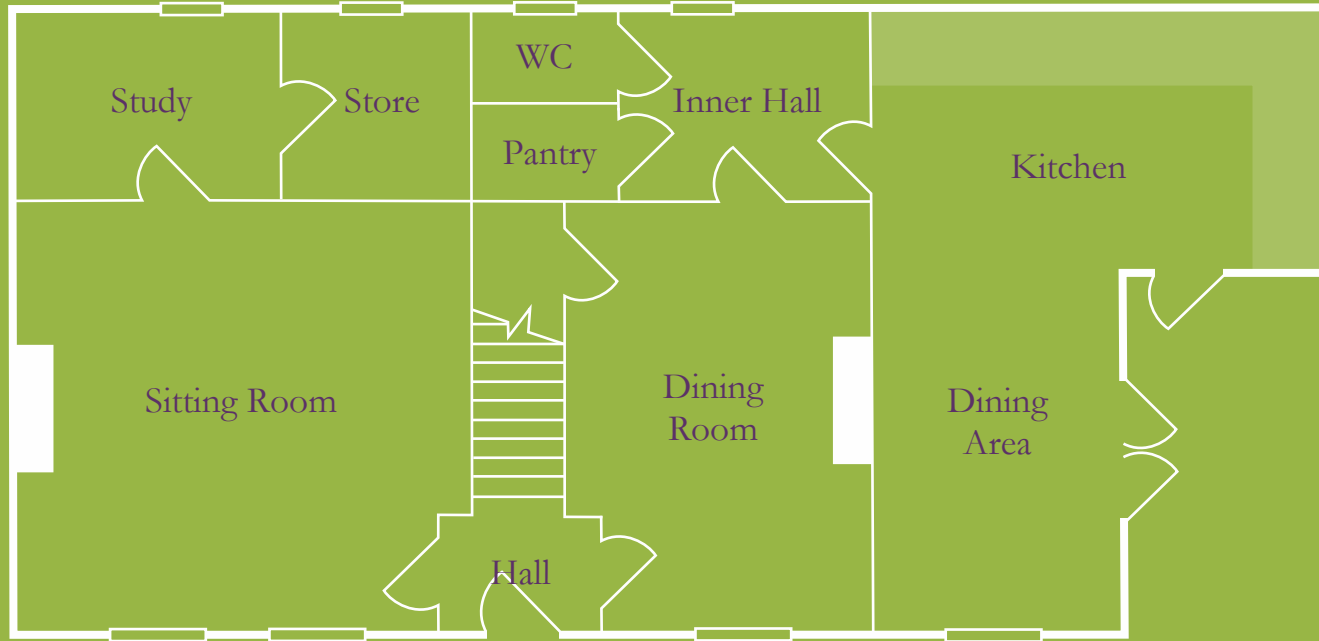
Bedroom Two 4.22 x 3.4m (approx. 13'10 x 11'2)
Another spacious double room having window to the front, a period fireplace, bespoke fitted wardrobes and loft access point

Bedroom Three 3.18 x 2.08m (approx. 10'5 x 6'9)
With a window to the rear aspect

Bathroom 2.84 x 2.09m (approx. 9'3 x 6'10)
Comprising a traditional suite having pedestal wash basin, WC and bathtub with shower unit over, having travertine tiled splash backs, Karndean flooring, an obscured window to the rear and a heated towel rail









Outside & Cottage Gardens

Set well within a generous garden plot, Barton Brook Cottage benefits from privacy to all sides and plenty of space for outdoor entertaining. To the front, the driveway provides parking for three to four vehicles with a pathway leading to the front door where a Staffordshire blue brick paved terrace leads to the side and rear gardens. The foregardens are laid to shaped lawns, box hedging and an abundance of apple and damson trees, with mature foliage having been planted and cultivated thoughtfully to create privacy to all sides. Included in the sale is a timber summer house

To the side of the property are further gardens edging a small brook that runs along the boundary. There are further fruit trees and laurel hedging giving further seclusion from neighbouring homes. The rear of the cottage benefits from a paved terrace providing space to extend if desired and further lawns gardens and steps lead down to the brook. The garden shed is included in the sale and a gate leads to a useful utility walkway where there is ample secure storage space and a further garden shed. The exterior of the cottage benefits from security lighting throughout and a water point

Exterior photography provided by owner. Images taken in Spring/ Summer seasons

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.