



96 Main Street, Barton under Needwood, DE13 8AB

A charming character cottage set in the heart of Barton under Needwood, offering extended and recently upgraded interiors, three bedrooms plus study/fourth bedroom and a generous plot garden with an open aspect to the rear. Showcasing a wealth of character, this individual cottage is believed to date back to around the 1600s and benefits from a deceptively spacious plot offering excellent potential to landscape and tailor to the next owners' requirements. The interiors comprise briefly lounge with inglenook, sitting room, refitted kitchen, dining room, utility, study/bedroom four and cloakroom to the ground floor, with three bedrooms (two doubles) and a family bathroom to the first floor. Set to the rear of the cottage is a generous garden featuring a detached garage, outbuilding, block paved drive and terraces providing outdoor seating.

The charming village of Barton under Needwood, a popular choice for both families and couples alike, offers an array of amenities including coffee shops, gift shops, a post office, newsagent, local store, GP surgery, dental practice, library and a stunning Tudor church. Holland Sports club is a short walk from the property and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more. The village is well served by the state schools Thomas Russell and John Taylor Specialist Science 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 are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.

- Charming Character Cottage
- Wealth of Features Throughout
- Desirable Central Village Location
- Two Reception Rooms
- Remodelled & Refitted Dining Kitchen
- Utility & Cloakroom
- Study/Fourth Bedroom
- Three Bedrooms & Bathroom
- Generous Drive & Ample Parking
- Large Detached Garage
- Secluded Cottage Garden
- Potential to Landscape Further
- Double Glazed & Mains Gas Heating
- 'Outstanding School Catchment'

The front door opens into:

Lounge 4.66 x 3.83m (approx. 15'6" x 12'6")

A generous sitting room having a window to the front aspect, exposed ceiling and wall beams. An inglenook fireplace houses a wood burning stove with beam lintel over. A door opens into:

Dining Room 4.26, 3.33 x 2.54m (approx. 13'11, 10'10 x 8'3")

With a door opening out to the side, stairs rising to the first floor, Karndean flooring and an opening into:

Kitchen 3.99 x 2.25m (approx. 13'1" x 7'4")

Having been refitted in November 2018, the kitchen comprise a range of grey wall and base units housing inset one and a half sink with side drainer and integral appliances including dishwasher, Bosch oven with induction hob over, fridge and freezer. There are windows to two sides and the kitchen has Karndean flooring

Sitting Room 4.1 x 3.75m (approx. 13'5" x 12'3")

A door opens from the **Dining Room** into this second living room, having windows to the front aspect and a fireplace housing space for the installation of a gas or wood burning fireplace

Utility 2.9, 2.44 x 2.72m (approx. 9'6, 8'0 x 8'11")

Fitted with wall and base units housing an inset sink and space for washing machine, having tiled flooring, a skylight, the Vaillant wall mounted boiler and doors to two useful fitted cupboards. A door opens out to the rear gardens

Study 3.38 x 2.35m (approx. 11'1" x 7'8")

Offering potential to be used as an occasional bedroom, having skylight

Cloakroom

Fitted with wash basin and WC, with an obscured window to the rear





Stairs rise from the **Dining Kitchen** to the first floor **Landing**, where there is loft access, a window to the rear and doors opening into:

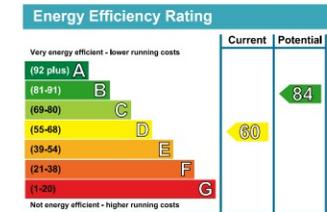
Master Bedroom 4.10 x 3.28m (approx 13'5 x 10'9)
A good sized double room having windows to two sides

Bedroom Two 2.75 x 2.73m (approx. 9'0 x 8'11)
Another double room having window to the rear with views over the gardens and fields beyond

Bedroom Three 4.37 x 1.77m (approx. 14'3 x 5'9)
– max measurements
Having a window to the front aspect



Bathroom 3.07 x 2.14m (approx. 10'0 x 7'0)
Fitted with pedestal wash basin, WC, corner shower and a recently installed double ended bathtub, with tiled splash backs and a window to the side





Outside

The cottage benefits from gated access to the side leading to the rear and steps rise to the entrance door at the front. To the left of the cottages, a shared drive leads to the rear aspect where a wall flanked entrance leads into the driveway and gardens. The drive has been laid to block paving to create plenty of parking and turning space, however there is plenty of potential to add lawns and borders as required.

Detached Garage 8.18 x 4.52m (approx. 26'9 x 14'10)

A superb garage large enough to house a vehicle, storage space and a workshop if required. Having lighting and power both inside and out with a feed to accommodate an electric car charger point

Gardens

Just off the drive is a terrace offering space for outdoor seating and a pergola with steps leads between walled and raised borders to the rear of the cottage where there is access into the **Utility** and to a useful **Garden Store** 2.7 x 1.69m (approx. 8'10 x 5'6) which benefits from power and lighting



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.