



Silverhill Cottage, 2 Barton Gate, Barton under Needwood, DE13 8AH



Enjoying a generous garden plot is Silverhill Cottage, an individual detached character home offering extended and remodelled interiors, four bedrooms and a prominent yet secluded position within the desirable village of Barton under Needwood. Retaining a wealth of character throughout, Silverhill Cottage has been recently remodelled with improvements made to include landscaping of the outside space, an open plan dining kitchen with under floor heating and an extension to add a fourth bedroom and third bathroom. The accommodation is set over two floors and comprises briefly entrance hall, snug, sitting room, garden room, dining kitchen, study, utility and WC to the ground floor, with three bedrooms, a guest en suite and Jack and Jill bathroom to the first floor. The fourth bedroom and a shower room are also set to the ground floor. Outside, the generous driveway has been landscaped to create turning space and steps down into the gardens which extend to a generous size and enjoy complete privacy. Silverhill Cottage is serviced by mains gas central heating and double glazing.

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, with a range of private schools also within easy reach including Smallwood Manor, Abbots Bromley, Repton and Denstone. 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.

- Individual Detached Cottage
- Wealth of Character Throughout
- Extended & Remodelled interiors
- Open Plan Dining Kitchen
- Three Reception Rooms
- Study
- Hallway, Utility & Cloakroom
- Four Bedrooms (Three Doubles)
- En Suite, Bathroom & Shower Room
- Generous Drive & Ample Parking
- Established Gardens Enjoying Privacy
- Desirable Village Location
- 'Outstanding' School Catchment

A door opens from the side aspect into the:

Entrance Hall

Having cloaks storage space and doors into the Cloakroom WC and:

Snug 3.94 x 3.20m (approx 12'11 x 10'6)

Ideal as a playroom or second sitting room, having bifold doors into the **Garden Room**, beech wood flooring, an opening to the **Kitchen** and double doors into:

Sitting Room - 3.45m x 5.89m (approx 11'4 x 19'4)

A spacious reception room lounge having a charming bay window to the front aspect, a traditional open cast iron fire place with pine surround and marble hearth, beech wood flooring, and a door opening to the front aspect. Stairs rise to the first floor accommodation

Open Plan Dining Kitchen 9.86 x 3.51m (approx 32'4 x 11'6)

The remodelled and refitted **Kitchen** comprises a range of bespoke designed wall and base units having Quartz worktops over, housing an inset Belfast sink, an integral dishwasher, a double pantry cupboard and useful pull-out larder drawers. The American fridge freezer and Rangemaster cooker are included in the sale. An island unit provides further workspace and storage and the kitchen has bifold doors out to the side and an opening into the **Rear Hall**. The kitchen has under floor heating and natural stone tiled flooring extends into the **Dining Area** where there is a door into the **Study** and double doors into the **Garden Room**



Study 3.51 x 3.44m (approx 11'6 x 11'3)

An ideal home office, having fitted cupboards, windows to the side aspect and double doors out to the terrace

Garden Room 4.09 x 4.01m (approx 13'5 x 13'2 max)

An attractive reception room having glass dome ceiling and doors opening out to the garden terrace. Double doors open into the **Dining Kitchen** and bifold doors lead to the **Snug**

From the **Kitchen**, the **Rear Hall** gives access into the fourth bedroom, shower room and:

Utility 1.9 x 1.47m (approx 6'2 x 4'9)

Having a skylight, door to the rear aspect and spaces for a washing machine and tumble dryer

Cloakroom WC

Fitted with wash basin and WC, with a window to the side and tiled flooring

From the **Rear Hall**, doors open into:

Bedroom Four 4.3 x 2.7m (approx 13'9 x 8'10)

Another good sized double room having vaulted ceilings with an exposed beam, under floor heating, a skylight and double doors out to the side garden

Shower Room 1.69 x 1.6m (approx 5'6 x 5'2)

Comprising wash basin set to vanity unit, WC and cubicle fitted with an electric shower, with half tiling to walls and a skylight





Stairs rise from the **Sitting Room** to the **First Floor Landing** where there is a window overlooking the garden and doors opening into:

Master Bedroom 5.64 x 3.53m (approx 18'6 x 11'7)
A spacious principal bedroom having a range of built in wardrobes (with spacious storage inside) and windows overlooking the gardens. A door opens into:

Jack & Jill Bathroom 2.57 x 2.01m (approx 8'5 x 6'7)
Fitted with a traditional suite having pedestal wash basin, WC, freestanding bathtub and shower with double shower head, with a window to the side aspect and tiled flooring

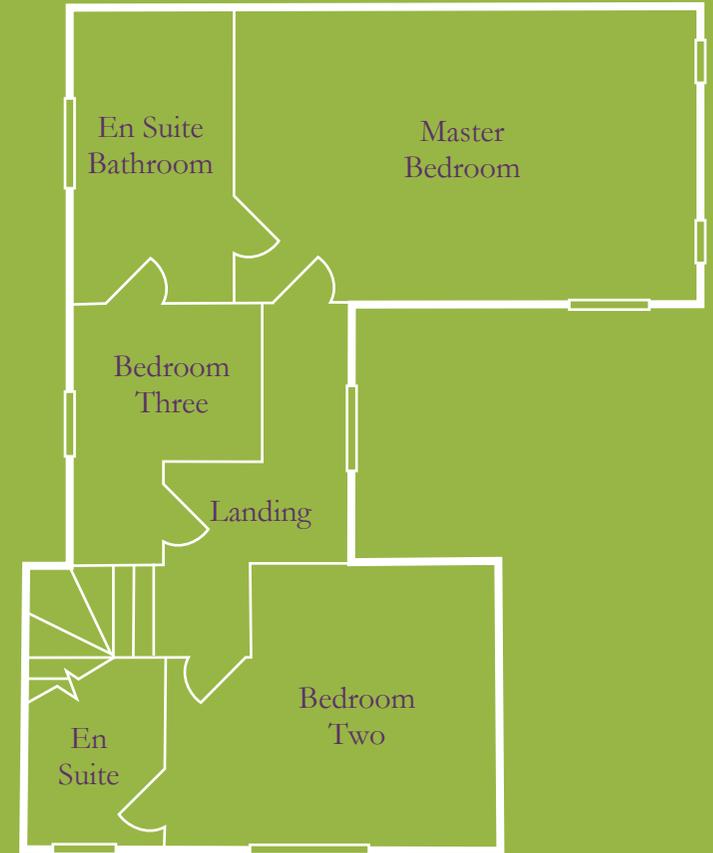
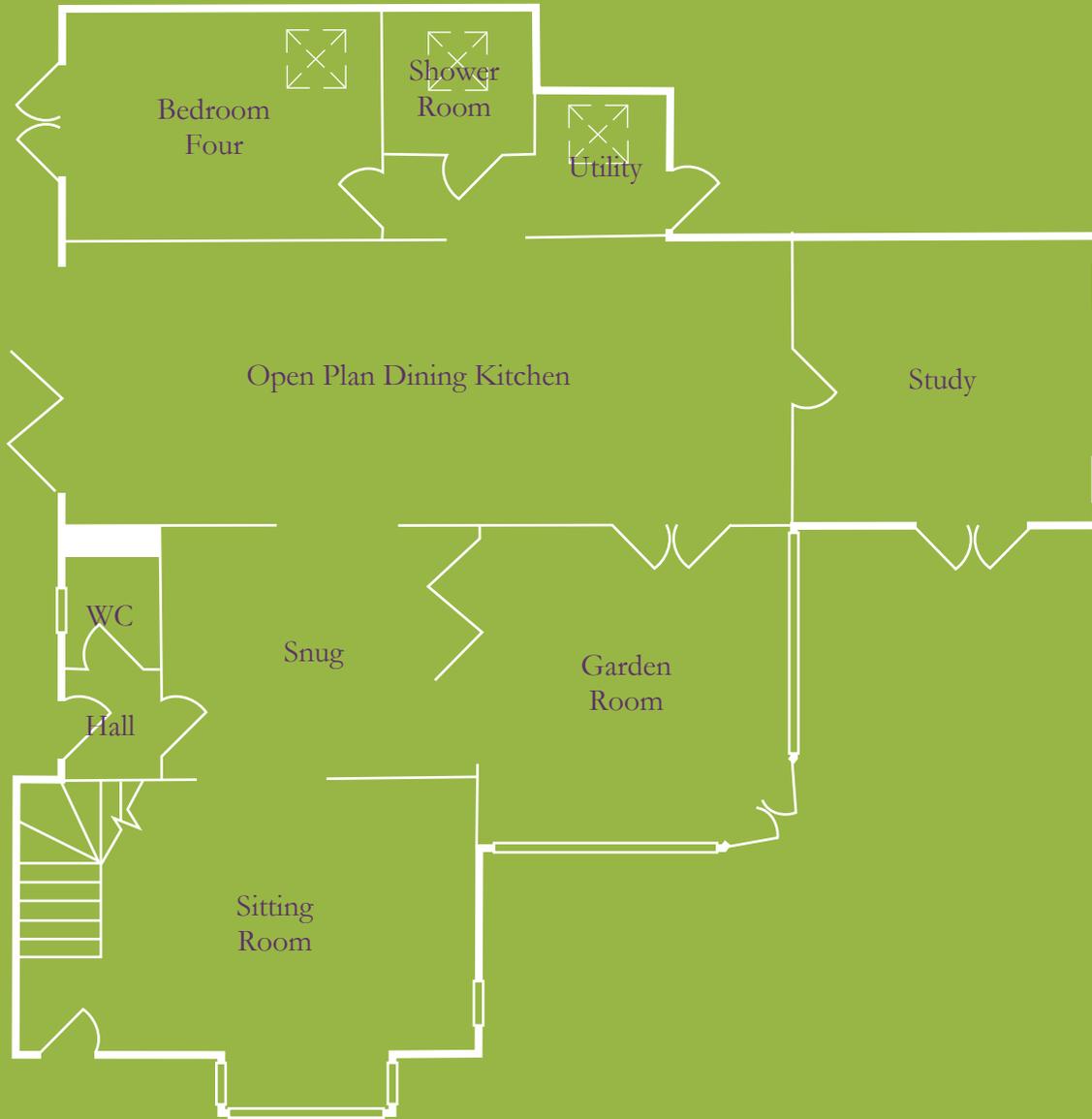
Bedroom Two 3.43 x 4.01m (approx 11'3 x 13'2)
Another generous double room having window to the front, feature cast iron fireplace and private use of:

En Suite
Comprising pedestal wash basin, WC and shower cubicle, with a window to the front and tiled flooring

Bedroom Three 3.20 x 2.54m (approx 10'6 x 8'4)
Having window to side, cast iron fireplace and a door into the **Jack & Jill Bathroom**









Outside

Silverhill Cottage is set back from the lane beyond a generous driveway providing parking for a number of vehicles. The driveway has been landscaped to create a designated turning area and steps which lead down to the lawns. There is access to the side of the property where a gravel terrace provides space for alfresco dining outside the kitchen

Gardens

Wrapping around the cottage is an elevated terrace area which overlooks the lawned gardens below and leads around to further patio area with wood storage hut. Steps lead down to the lawns which feature a raised **Summer House** and included in the sale is a **Greenhouse** and large **Garden Shed**. Mature hedges and foliage provide privacy to all sides



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.