



Castle House, 33 Station Road, Barton under Needwood, DE13 8DR



Set in the heart of Barton under Needwood is Castle House, an exquisite village home offered with no upward chain, offering deceptively spacious and versatile interiors, three double bedrooms and a charming walled garden. Showcasing stunning character features throughout including a stone pillared porch, stripped pine doors, original staircase and banister and traditional shutters, this individual home originally formed part of a stunning manor house named The Grove which was built in the 1730s. The interiors comprise the original stone porch and reception hallway, study/snug, drawing room, formal dining room, conservatory, L shaped breakfast kitchen, shower room and cellar

store to the ground floor, with three excellent double bedrooms off the first floor galleried landing serviced by a master en suite and family bathroom. Outside, the walled corner plot garden which was formerly bordered by the village's Old Cricket ground provides plenty of space for outdoor entertaining and enjoys a sunny southerly aspect, and there is a small courtyard to the rear. The secluded gated entrance between mature foliage leads into the regal gravelled generous driveway.

The charming village of Barton under Needwood, a popular choice for both families and couples, offers a superb array of amenities including coffee shops, gift shops, a post

office, pubs, a Co-op, GP surgery, dental practice and a stunning Tudor church. Holland Sports club is a few minutes' walk from the property 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. 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.

- Exquisite Character Village Home
- Wealth of Original Features & Space
- Three Reception Rooms
- Dining Kitchen & Conservatory
- Ground Floor Shower Room
- Reception Hall & Galleried Landing
- Three Double Bedrooms
- Master En Suite & Bathroom
- Gated Entrance & Ample Parking
- Charming South Facing Walled Garden
- Regal Setting within Historic Stately Home
- 'Outstanding' School Catchment
- Mains Gas Central Heating
- Well Placed for Commuter Routes/Rail Travel

Reception Hall

The front door opens from a pillared stone porch into this spacious hallway, having staircase rising to the first floor and doors opening into:

Study 4.25 x 2.91m (approx. 13'11 x 9'6)

This versatile reception room is ideal as a study, playroom or snug, having original fireplace with traditional fitted storage to each side. Original French windows open out to the front with Georgian oak panelling and shutters

Drawing Room 5.17 x 4.94m (approx. 16'11 x 16'2)

A beautifully presented reception room having sash window with oak panelling and shutters, original French windows with similar panelling and shutters to the front and a marble fireplace housing a gas living flame fireplace. A door opens into:

Conservatory 5.14 x 3.97m (approx. 16'10 x 13'0)

Having tiled flooring, double doors to the side and windows overlooking the gardens

Dining Room 5.38 x 3.94m (approx. 17'7 x 12'11)

Another immaculate reception room having sash window with panelling and shutters to the side, door into the conservatory and a carved marble style fireplace housing living flame gas fire. A door opens into:



Breakfast Kitchen 7.6, 2.35 x 5.62, 1.91m (approx. 24'11, 7'8 x 1'5, 6'3)

And L-shaped kitchen which has been designed to incorporate plenty of working space and a utility area. The kitchen is fitted with a range of wall and base units with complementary worksurfaces over, housing inset double sink with half drainer, space for fridge freezer and integral appliances including dishwasher, gas hob and double oven. There is space for a dining table and chairs and a further part of the kitchen houses space for a second fridge freezer and washing machine as well as having a one and half sink with side drainer. Tiled flooring extends throughout, there is a window to the side and doors open out to both a courtyard at the rear and out to the gardens

Shower Room 3.1 x 2.02m (approx. 10'2 x 6'7)

This useful space also doubles as a guests WC, having wash basin set to vanity unit, WC and large shower, with an obscured window to the rear and high level fitted storage. A door opens into a useful walk in **Cloakroom** providing space to store coats and shoes, having a window to the side. Another door leads into a useful **Cellar Store**, having brick steps down and flooring and lighting, being a wine cellar or additional storage space





An original staircase with carved banister rises to the **Part Galleried Landing**, having skylights providing natural light, fitted airing cupboard and housing space ideal for use as a home office. Original stripped pine doors open into:

Master Bedroom 5.65 x 3.95m (approx. 18'6 x 12'11)

A spacious principal bedroom having bay window to the side aspect, fitted cupboard and a range of fitted wardrobes. Double doors from the wardrobes lead through to

En Suite 2.83 x 2.05m (approx. 9'3 x 6'8)

Comprising pedestal wash basin, WC and bath tub with shower attachment, with an obscured window to the rear and tiled splashbacks

Bedroom Two 5.14 x 4.59m (approx. 16'11 x 15'0)

Another spacious double room having window to the side aspect and a range of fitted wardrobes and storage

Bedroom Three 4.93 x 2.7m (approx. 16'2 x 8'10)

A third double bedroom having a window to the front aspect, fitted storage and a double fitted wardrobe

Family Bathroom 2.5 x 2.48m (approx. 8'2 x 8'1)

Fitted with pedestal wash basin, WC and corner bathtub with shower unit over, with feature windows to the side and fitted storage housing the hot water cylinder



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Outside

A secluded gated entrance leads between trees and shrubs into a generous gravel driveway where there is parking for a number of vehicles. Mature foliage provides screening to the front aspect from the road and there is access via the stone pillared porch into the **Reception Hall**

South Facing Gardens

Extending to the front and side of Castle House are neatly maintained gardens laid to shaped lawns, paved terraces and wells stocked borders. A character brick wall encloses part of the garden and there is a greenhouse and a garden shed which are included in the sale.



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.