



64 Station Road, Barton under Needwood, DE13 8AB





A charming semi detached character cottage boasting well presented extended interiors, five double bedrooms, lawned gardens with views to the rear. Enjoying a prime position within the popular village of Barton under Needwood, this individual character home has been well maintained by the current vendors with modifications including a double storey extension to add additional living space and bedrooms, refitted bathrooms and a refitted kitchen. There are charming features throughout including exposed beams, brickwork and feature fireplaces and the property briefly comprises three reception rooms and dining kitchen to

the ground floor, with five superb double bedrooms serviced by two bathrooms and a master en suite to the first floor. The rear gardens are of an excellent size, enjoying a superb degree of privacy to all sides and being laid mainly to a well tended lawn. The property has off street parking to the front, full double glazing throughout and mains gas central heating.

The popular village of Barton under Needwood is home to an excellent selection of traditional pubs, gift shops, a Co-op convenience store and further amenities including the village hall, post office and

Holland Sports Club. Thomas Russell Infant and Junior Schools are located within walking distance and feed into John Taylor High School, a specialist science school with an excellent academic record. Well placed for access to the A38, local towns and cities include Burton on Trent 6 miles, Lichfield 11 miles, Derby 18 miles, Birmingham 25 miles and Stoke on Trent 32 miles (distances approximate). There is also a regular public bus route running through the village and national rail services can be found in both Burton and Lichfield providing reliable links direct to Birmingham, London and further afield.

- Individual Cottage in Popular Village
- Extended Family Accommodation
- Character Features Throughout
- Three Reception Rooms
- Spacious Dining Kitchen
- Laundry Room & Cloakroom
- Master Bedroom with En Suite
- Four Further Double Bedrooms
- Two Family Bathrooms
- Courtyard with Garden Shed & Log Store
- South Facing Garden with Rural Views
- Off Street Parking
- Central Village Location
- 'Outstanding' School Catchment
- Ideal for Commuter Routes & Rail Travel





### Entrance Hall

With recessed storage and tiled floor. Door into:

### Family Room 6.02 x 4.11m (approx 19'8 x 13'5) – max measurements

A spacious reception room, having tiled flooring, exposed beams, windows to two sides and double doors opening out to the side aspect into the gardens. The focal point of this room is the traditional log burning stove with lined chimney set to slate hearth with exposed brickwork surround and beam lintel over. The fitted TV and speaker system are as negotiation. Opening into:

### Inner Hall 3.65 x 3.05m (approx 11'11 x 10'0)

Ideal for use as a formal dining space, having tiled flooring, stairs rising to the first floor and doors off into:

### Lounge 6.29 x 3.82m (approx 20'7 x 12'6)

A generous reception room positioned original exposed beams, windows to the front aspect and a coal effect gas fire with period style surround

### Dining Kitchen 9.10 x 3.48m (approx 29'10 x 11'5) – max measurements

The kitchen is fitted with a range of grey wall and base units having complementary wood effect worktops over, housing inset stainless steel sink with side drainer and integral dishwasher. There are spaces for a range cooker and American style freezer (existing appliances as separate negotiation). The kitchen has two windows to the rear aspect, tiling to splash backs and tiled flooring leading through to the **Dining Area**, having double doors opening out to the gardens, window to the rear and exposed beams

### Laundry Room

Housing provisions for a washing machine and tumbler dryer, this useful room also houses Cloakroom storage beneath the stairs and further storage space within the room

### Cloakroom

Having pedestal wash basin with tiled splash back, low level WC tiled flooring and exposed beams





## Landing

With fitted storage, airing cupboard housing the boiler which was replaced 18 months ago, and doors off into:

**Master Bedroom** 4.13 x 3.53m (approx 13'6 x 11'6)

A good sized principal bedroom having skylight, exposed beams and a Juliette balcony to the side with views over the gardens and beyond. Door into:

**En Suite** 1.79 x 1.62m (approx 5'10 x 5'3)

Comprising fitted wash basin, low level WC and corner shower, with tiling to walls, an obscured window to the side and chrome heated towel rail

**Bedroom Two** 4.06 x 3.07m (approx 13'3 x 10'0)

Being part of an extension made four years ago, this good sized double room has window to the front, two skylights and exposed beams

**Bedroom Three** 4.08 x 2.95m (approx 13'4 x 9'7)

Having window to the side overlooking the gardens and views and a skylight

**Bathroom** 2.62 x 1.72m (approx 8'7 x 5'7)

Fitted with a traditional suite having pedestal wash basin, low level WC and bathtub with shower over, having wooden panelling to splash backs and fitted upper level storage

**Bedroom Four** 3.89 x 3.47m (approx 12'9 x 11'4)

A further excellent sized bedroom situated in the older part of the cottage having window to the front and original exposed beams

**Bedroom Five** 3.98 x 2.70m (approx 13'0 x 8'10)

This fifth double room also has original exposed beams and windows to two sides

**Bathroom** 2.42 x 1.62m (approx 7'11 x 5'3)

Comprising contemporary fitted wash basin, low level WC and bathtub with shower attachment, having tiling to walls, a chrome heated towel rail and obscured window to the side aspect







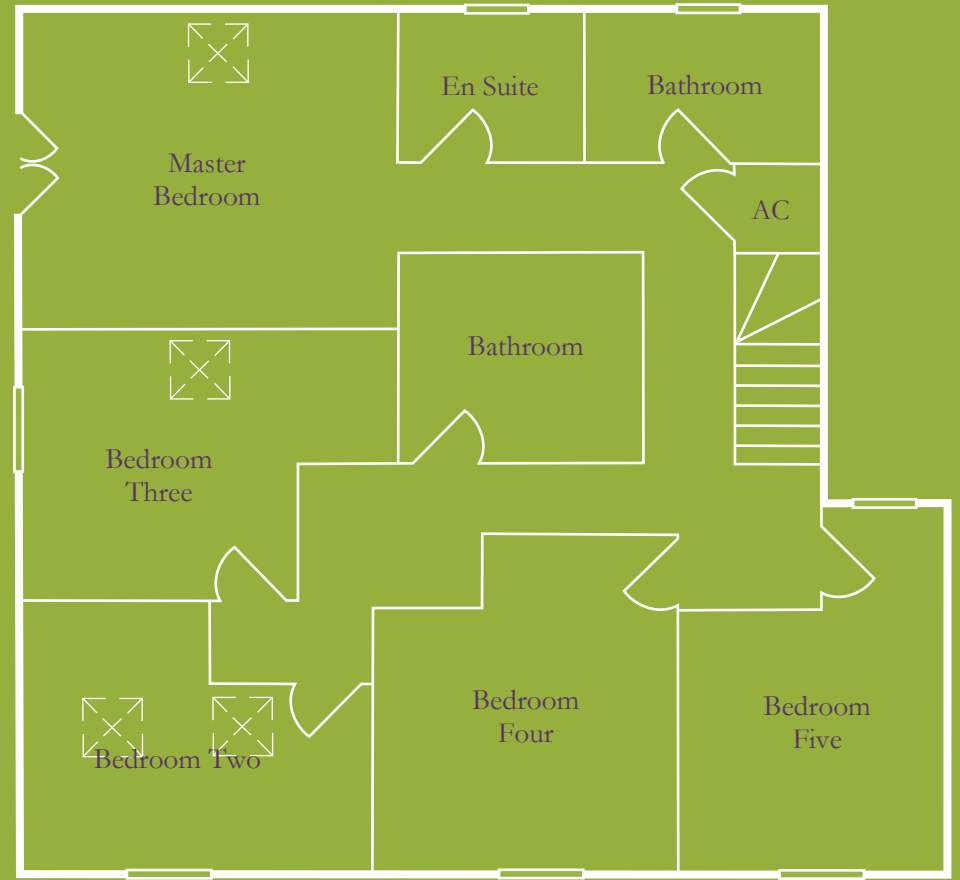








Ground Floor



First Floor

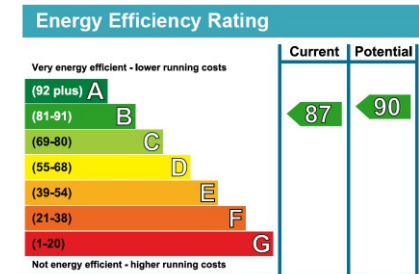


### Outside

To the front is a block paved driveway allowing for **Off Street Parking** for two vehicles. There is a gable porch to the front with access into the Entrance Hall and gated access leads to the gardens positioned at the side and rear of the property

### Gardens

An elevated paved patio lies to the side aspect of the property, being an ideal outdoor entertaining space. Included in the sale is the timber **Garden Shed** and **Wood Store**. Gated access leads into a fully enclosed lawned **'Paddock'**, being private to all sides and having views over rural land to the rear aspect



**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.