



27 Station Road, Barton under Needwood, DE13 8DR

Set in the heart of the desirable village of Barton under Needwood is this charming character cottage, showcasing a wealth of beautifully retained features throughout, spacious living accommodation and three bedrooms plus study. The cottage dates back to 1800s where it formed the housekeeping quarters of The Grove, a significant stately home in the village which has since been separated into a selection of private homes. Having been upgraded in recent years, the property has received a refitted bathroom, a new bespoke kitchen with granite worktops and landscaping to the garden. The interiors comprise briefly galleried reception hall, refitted breakfast kitchen and two reception rooms to the ground floor, with a conversion of the garage providing a shower room and fourth bedroom/study/playroom. To the first floor are three bedrooms (two doubles) and a refitted family bathroom, with a charming cottage garden set to the rear. The cottage is

serviced by mains gas central heating (boiler refitted in 2019) and double glazed windows.

The cottage is set on a quiet and popular development just minutes' walk from the heart of Barton under Needwood. Centred around the character high street are coffee shops, traditional pubs, gift shops, a post office, newsagents, local store, GP surgery, dental practice, library and a stunning Tudor church. The village is well served by schools having both the Thomas Russell infants and primary schools which feed into the highly regarded John Taylor Specialist Science School, all of which maintain an excellent reputation. The village is ideally placed for travel on the A38 and A50, two rail stations in Lichfield provide direct links to Birmingham and London and the International airports of Manchester, Birmingham and East Midlands all lie within an easy drive.

- Individual Character Cottage
- Sought After Village Location
- Wealth of Features Throughout
- Galleried Reception Hall
- Two Reception Rooms
- Bespoke Breakfast Kitchen
- Study/Bedroom Four & Shower Room

A bespoke Oak Framed Porch opens into:

Entrance Hall 3.89 x 2.36m (approx. 12'9 x 7'9)
An impressive welcome to this individual cottage, having full height ceiling, stairs to the first floor galleried landing, glazed door to the rear gardens and an original Welsh green slate floor. Character doors open into:

Breakfast Kitchen 3.96 x 3.3m (approx. 13'0 x 10'10)

Having been refitted by the current vendors, this country kitchen comprises a range of bespoke hand painted wall and base units with granite worktops over, housing an inset Belfast sink, integral dishwasher and fridge freezer and spaces for a washing machine and tumble dryer. A brickwork inglenook houses a range cooker which

- Three Bedrooms (Two Doubles)
- Refitted Family Bathroom
- Charming Cottage Garden
- Central Village Location
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

is included in the sale and the kitchen has dual aspect windows, quarry tiled flooring and exposed beams

Sitting Room 5.11 x 3.38m (approx. 16'9 x 11'1)
A beautifully presented reception room with exposed beam, oak flooring and a feature exposed brick chimney breast with inset dual sided wood burner. There is a window to the front and twin archways open into:

Dining Room 3.38 x 3.33m (approx. 11'1 x 10'11)

Another attractive living space having oak flooring, recessed bookshelf and a brickwork chimney revealing the other side of the dual sided wood burner. Double doors with original oak panelling and shutters open out to the rear gardens





A door from the **Sitting Room** opens to the **Rear Hall** where there are two fitted storage cupboard and doors open into:

Study/Bedroom Four 3.1 x 2.8m (approx. 10'1 x 9'1)

An ideal ground floor bedroom, home office or playroom, having window to the side and tall ceilings with skylights

Shower Room 1.91 x 1.21m (approx. 6'3 x 3'11)
Comprising Savoy wash basin, WC and double shower, with half tiling to splash backs |

Stairs rise to the first floor **Galleried Landing**, where there is a window to the rear, loft access point and fitted storage providing an **Airing Cupboard** housing the boiler and further **Laundry Cupboard**. Further doors lead into:



Master Bedroom 3.96 x 3.28m (approx. 13'0 x 10'9)

A generous double room with double glazed window to the front, wood flooring and a brickwork chimney with a period fireplace

Bedroom Two 3.43 x 3.2m (approx. 11'3 x 10'3)

A second double room with original cast iron fireplace, wood flooring, access to the loft and a window to the side

Bedroom Three 3.99 x 2.31m (approx. 13'1 x 7'7)
With windows to two sides. A **Walk In Wardrobe** from the landing provides storage space

Bathroom 3.05 x 1.68m (approx. 10'0 x 5'6)
Refitted with a traditional suite having Savoy pedestal wash basin, WC and claw foot bathtub with shower unit over, with tiled splash backs, a heated towel rail, wooden flooring and an obscured window





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	73 C
39-54	E		
21-38	F		
1-20	G		



Outside & Gardens

The cottage is set on a private lane servicing a handful of properties, and there is on street parking available on the lane and on Station Road. Set to the rear is a charming cottage garden laid to a paved terrace and well stocked borders. A garden shed is included and the garden is securely enclosed 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.