



51 The Green, Barton under Needeood, DE13 8JD



A beautifully presented character home set in the sought after village of Barton under Needwood, benefitting from beautifully presented interiors, south facing gardens with luxury summer house and excellent potential for a loft conversion and extension. Set on the peaceful outskirts of the village, this immaculate traditional cottage benefits from well proportioned interiors comprising two reception rooms with feature fireplaces and a modern kitchen to the ground floor, with two bedrooms and family bathroom with walk in shower to the first floor. Outside are landscaped south facing gardens and a luxury summer house has been installed within the garden ideal for use as a studio or home office. The property benefits from planning consent to extend the kitchen to add a dining or living area, and there is potential for a loft conversion to create a third bedroom and en suite. This delightful village home is ideal for downsizers, first time buyers or

a young family and is serviced by mains gas central heating and double glazing.

The charming village of Barton under Needwood offers a wide 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 and 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. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond and the village is ideally placed for travel on the A38 and A50 allowing for swift commuter routes to Derby, Nottingham, Stoke and Birmingham.

- Charming Traditional Village Home
- Beautifully Presented Interiors
- Open Aspect & Views to Rear
- Renovated & Modernised Throughout
- New Entrance Porch
- Two Reception Rooms
- Modern Kitchen
- Two Good Sized Bedrooms & Study
- Luxury Bathroom with Walk in Shower
- Immaculate South Facing Gardens
- Permission for Kitchen Extension &
- Potential for Loft Conversion
- 'Outstanding' School Catchment

A brick pathway leads to the front door which opens into a recently added Porch, having minton style tiled flooring and an entrance door into:

Sitting Room 4.47 x 3.44m (approx 14'7 x 11'3)
A beautiful welcome to this character cottage having a bay window with fitted shutters to the front, feature period open fire and traditional fitted storage. A door leads to the **Inner Hall** where stairs rise to the first floor and a door opens into:

Dining Room 3.78 x 3.35m (approx 12'4 x 10'11)
Another well presented reception room having

a window to the rear, fireplace housing a newly installed wood burning stove to raised hearth and a large understairs storage cupboard. A door opens into:

Kitchen 4.81 x 2.01m (approx 15'9 x 6'7)
Fitted with a range of gloss wall and base units with complementary stone effect worktops over, housing inset Franke one and a half composite sink with side drainer, integral dishwasher, integral washing machine and spaces for an American fridge freezer and a range cooker. The kitchen has wooden flooring, a window to the side and double doors opening out to the manicured rear gardens. There is planning permission for a single storey extension to be added off the kitchen to create a dining or sitting area

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





Stairs rise from the **Inner Hall** up to the **First Floor Landing** where doors lead off into:

Master Bedroom 3.8 x 3.43m (approx 12'5 x 11'3)
A spacious principal bedroom having window to the front aspect with traditional shutters, a large fitted wardrobe and a period fireplace

Bedroom Two 2.69 x 2.45m (approx 8'10 x 8'0)
With a window to the rear enjoying attractive garden and countryside views and a period firegrate

Luxury Bathroom 3.75 x 1.2m (approx 12'3 x 6'6)
Recently refitted, the bathroom comprises a modern suite having wash basin set to vanity unit



with storage below, low level WC, double ended bathtub and walk in shower, with an obscured window to the side, a window with views to the rear and wooden flooring. The Worcester boiler is housed discreetly in the bathroom

From the **Landing** a fire door opens to a large walk in cupboard housing a double wardrobe and

additional storage space. A drop down ladder rises to the loft which is currently used as a **Home Office** 5.35 x 3.66m (approx 17'6 x 12'0). A skylight overlooks idyllic views and this space offers excellent potential for conversion into an en suite bedroom. Alternatively, the stud wall could be removed to create a larger second bedroom





Outside

The property sits back from the road beyond a courtyard with a walled boundary and brick paved path leading to the front door. There is ample space for on road parking to the front

South Facing Gardens

To the rear are immaculately tended gardens, laid

to a brick paved patio, shaped lawns and mature borders home to an array of flowers, plants and trees including a mature apple tree. Next to the property is a raised flower bed, ornamental garden pond and a reclaimed brick outbuilding provides outside storage and a useful exterior power point. To the top of the garden is a secluded terrace providing a peaceful area for

outdoor entertaining, enjoying views over fields beyond, and an insulated **Summer House** has been added by the current vendors offering an excellent outside entertaining space, studio or home office. A gate leads to a right of way over the neighbouring gardens providing access out onto The Green

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.