



Bell House, 35 Main Street, Barton under Needwood, DE13 8AA

Enjoying a prominent position in the heart of this desirable village is Bell House, a most impressive period home benefitting from spacious and immaculately presented interiors, four double bedrooms and outside space including south facing garden and private parking. Having been the village's veterinary surgery in a former life, Bell House has since been converted into an elegant village residence, showcasing beautiful, reclaimed character features and extensive living and bedroom accommodation, all finished to a superb specification. In addition, Bell House has received substantial improvements to include a new mains gas boiler, landscaping to the rear garden and

repair works to the roof. The interior comprises reception hall/study, two spacious sitting rooms, a stunning open plan dining and living kitchen, refitted laundry room and cloakroom to the ground floor, with four double bedrooms to the first floor serviced by a luxury refitted family bathroom and refitted master en suite. Two bedrooms feature bespoke fitted wardrobes and the master suite benefits from a fabulous dressing room and glazed Juliette balcony. Outside, there is parking for around three vehicles as well as a useful electric vehicle charger point, and landscaped cottage gardens extend to the rear enjoying a sunny southerly aspect and having a useful brick built garden store.

Bell House lies in the centre of the charming village of Barton under Needwood, a desirable rural community offering a superb array of amenities including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practise, and a stunning Tudor church. Holland Sports club lies in the heart of the village 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, and there are an excellent array of independent schools also in the area including Lichfield Cathedral, Repton and Denstone. The local centres of Burton on

Trent and the Cathedral City of Lichfield both more comprehensive leisure and shopping facilities as well as 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.



- Impressive Period Family Home
- Spacious & Beautifully Presented Interiors
- Wealth of Character Throughout including Brickwork & Beams
- Open Plan Family Dining Kitchen with
- Three Spacious Reception Rooms
- Laundry & Cloakroom
- Four Double Bedrooms
- Refitted Family Bathroom
- Master En Suite, Dressing Room & Juliette Balcony
- South Facing Landscaped Garden
- Parking for Three & Useful Garden Store
- Double Glazed & Mains Gas Central Heating (Boiler Refitted 2017)
- Central Village Location
- 'Outstanding' School Catchment

**Reception Hall/Study** 4.2 x 3.6m (approx. 13'8 x 11'10)

The front door opens into the first of three reception rooms, currently used as a home office and having oak flooring and a sash window faces the front and there is oak flooring. Stairs with storage below rise to the first floor accommodation and oak thumb latch doors lead into:

**Family Room** 4.2 x 3.63m (approx. 13'8 x 11'11)  
Currently used as a playroom, having dual aspect windows and a fireplace recess housing space for an electric fire

**Open Plan Kitchen** 6.85 x 3.5m (approx. 22'5 x 11'5)

The bespoke kitchen comprises a range of handmade base and island units with granite worksurfaces over, housing an inset Belfast sink, integral dishwasher and recessed housing a Rangemaster stove and Samsung American fridge freezer, both of which are included in the sale. a window faces the rear, a door opens out to the driveway to the side and a door opens into a useful walk in **Pantry**. The island unit provides a breakfast bar to one side and oak flooring extends

through to:

**Dining Room** 4.4 x 3.32m (approx. 14'5 x 10'11)

Bifold doors attend across the width of this family space giving access out to the gardens, and this formal dining area has oak flooring and a window to the side

**Sitting Room** 4.2 x 3.5m (approx. 13'8 x 11'5)

A beautifully presented living space having an

exposed brickwork fireplace with wood burning stove set to granite hearth, a window to the front and traditional fitted storage. Character oak beams lead back through to the **Open Plan Kitchen**

**Laundry** 2.62 x 2.26m (approx. 8'7 x 7'5)

Having been upgrade by the current vendors, the spacious utility room is fitted with a range of wall and base units with slid oak worksurfaces over, housing an inset ceramic one and a half sink with

side drainer and spaces for washing machine and tumble dryer. Skylights provide plenty of natural light, and the utility has oak flooring and a door opening into:

**Cloakroom**

Fitted with wash basin set to vanity unit and wall hung WC, with tiled splash backs, oak flooring and useful fitted shoe storage





Stairs rise to the stunning first floor **Landing**, having vaulted ceilings with beams, a window to the side and doors opening into:

**Master Suite** 4.4 x 3.13m (approx. 14'5 x 10'3)

An impressive principal bedroom having a window to the side, skylights and a glazed **Juliette Balcony** with double doors to the rear. Leading from the landing is a comprehensively fitted **Dressing Room**, having a range of wardrobes and fitted storage, and a mirrored pocket door opens into:

**Refitted En Suite**

Comprising a traditional suite having wash basin set to vanity unit, WC and shower cubicle, with tiled flooring, tiled splash backs and a chrome heated towel rail

**Bedroom Two** 4.2 x 3.63m (approx. 13'8 x 11'11)

Anther double room having dual aspect sash windows and a period fireplace

**Bedroom Three** 4.14 x 3.46m (approx. 13'7 x 11'4)

With a sash window to the front and a double fitted wardrobe

**Bedroom Four** 3.6 x 3.08m (approx. 11'10 x 10'1)

A fourth double bedroom having sash window to the front, a mirror fronted fitted wardrobe and a staircase rising to an area which has been remodelled to provide a children's 'Castle' snug/play area

**Refitted Luxury Bathroom**

Fitted with a quality suite having wash stand basin, WC, double walk in shower and claw foot bathtub, with marble tiled flooring, electric under floor heating, an obscured window to the rear and a heated towel rail with column radiator









### Outside

This beautifully presented Victorian home lies in the heart of Barton under Needwood, being within walking distance from an excellent array of amenities and an 'Outstanding' school system. To the side of the property there is a private drive with comfortable parking for three vehicles, and there is the facility for an electric vehicle charger point to be installed. Gated access opens into the rear garden and a door leads into the kitchen

### South Facing Gardens

Having been beautifully landscaped by the current vendors, the rear garden is laid to an elevated paved terrace, lawns and mature borders. Being safely enclosed to all sides, the rear garden houses a barked children's play area to the top as well as a large garden shed, and there is further exterior storage to a brick built **Garden Store**, having power, lighting and housing the mains gas boiler which was refitted in 2017. There is a fitted wheelie bin store to one side, an outdoor kitchen is available by separate negotiation and there are power sockets and exterior lighting to the rear



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

**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.