



Three Farthings, 130 Main Street, Barton under Needwood, DE13 8AB

Set in the heart of Barton under Needwood is Three Farthings, a truly unique detached Grade II Listed cottage benefitting from deceptively spacious and versatile interiors, three double bedrooms plus study/fourth bedroom and established gardens. Having been converted from three cottages originally, this individual and well presented detached home showcases a wealth of character throughout and presents flexible accommodation to suit families and couples alike, as well as providing potential to create ancillary accommodation. The interiors comprise briefly three reception rooms, dining kitchen, utility, shower room and a fourth

double bedroom/home office to the ground floor, with three double bedrooms and a modern family bathroom to the first floor (one bedroom via a private staircase). Outside, there is parking to the front and to the rear are beautifully tended gardens which extend to a generous size and offer ample space and complete privacy for outdoor entertaining.

The charming village of Barton under Needwood, a popular choice for both families and couples alike, offers an 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. The village is well served by the state schools Thomas Russell and 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, 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.

- Detached Grade II Listed Cottage
- Wealth of Space & Character
- Desirable Village Location
- Three Spacious Reception Rooms
- Dining Kitchen
- Utility Room & Inner Hall
- Three Double Bedrooms
- Shower & Refitted Bathroom
- Study/Fourth Double Bedroom
- Beautifully Tended Gardens
- Parking
- Versatile Interiors with Annexe Potential
- Outstanding School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel



The front door opens from the driveway into:

Dining Room 3.98 x 3.64m (approx. 13'1 x 11'11)
An attractive reception room having a wealth of exposed beams, windows to the side and stairs rising to the first floor. Steps lead down into:

Sitting Room 5.13 x 3.29m (approx. 16'10 x 10'10)
A well presented reception room having windows to two sides, exposed beams and a beautifully restored original fireplace housing a wood burning stove

From the **Dining Room** a vestibule opens into the **Utility** which leads to steps rising to the **Dining Kitchen**

Utility 3.93 x 1.74m (approx. 12'11 x 5'9)
Fitted with base units housing an inset sink and space for a washing machine, with quarry tiled flooring, a window to the side and fitted storage. The wall mounted boiler is also housed in here

Dining Kitchen 4.53 x 3.84m (approx. 14'10 x 12'7)
Fitted with a range of wall and base units with butcher block style oak worktops over, housing an inset ceramic sink with side drainer and integral appliances including dishwasher, oven, gas hob, fridge and freezer. There is a door out to the driveway, a window to the side and the kitchen has wooden flooring and a door opening into:

Inner Hall
Having a window to the side and a range of fitted storage, doors open into the **Study/Bedroom Four**, **Shower Room** and into:

Garden Room 6.79 x 2.58m (approx. 22'3 x 8'6)
A superb addition providing a third versatile living space, having windows to the side, tiled flooring and double doors out to the rear garden

Bedroom Four 4.48 x 2.5m (approx. 14'8 x 8'2)
This space is currently fitted out as a double bedroom, but offers ideal potential as a home office, playroom or bar/games room





Stairs rise from the **Dining Room** to the split level **Landing**, where the stairs in turn rise to each of the bedrooms:

Master Bedroom 5.22 x 3.41m (approx. 17'2 x 11'2)
A spacious principal bedroom having windows to the front aspect and a wealth of exposed beams

Bedroom Two 3.78 x 3.69m (approx. 12'5 x 12'1)
Another spacious double room having a range of character fitted wardrobes, exposed beams, a stunning hand-painted mural and a window to the side aspect

Family Bathroom 3.9 x 1.92m (approx. 12'10 x 6'4)
Comprising an immaculate white suite fitted with traditional wash basin set to vanity unit, WC, freestanding bathtub with shower attachment and double shower, with panelling to splash backs, a heated towel rail, windows to two sides and a fitted laundry cupboard

Stairs rise from the **Rear Hall** and a door opens into:

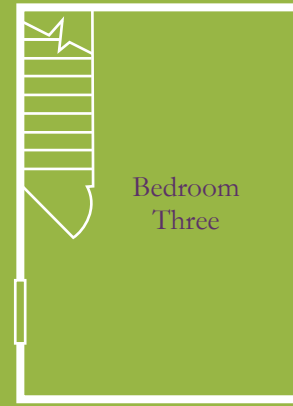
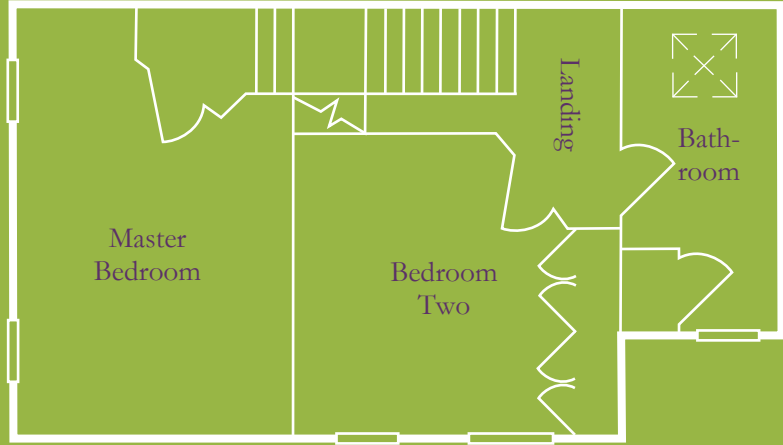
Bedroom Three 4.7 x 3.34m (approx. 15'5 x 10'11)
A third double bedroom having dual aspect windows enjoying an attractive outlook over the rear gardens and a wealth of exposed beams

From the **Rear Hall** a door opens into:

Shower Room 2.56 x 1.6m (approx. 8'6 x 5'3)
Fitted with pedestal wash basin, WC and shower, with tiled splash backs, an obscured window to the side, wooden flooring and a useful fitted storage cupboard









Outside

Three Farthings lies close to the heart of Barton under Needwood just steps from the superb array of amenities the village has to offer. To the front aspect there is parking to a private driveway and gated access leads into the rear garden

Gardens

Extending to a generous size, the rear gardens are laid to a walled terrace, lawns, well stocked borders and mature foliage. The top of the garden is enclosed by a character brick wall and there is ample space and potential to landscape the garden or add a garden room/home office. There is exterior lighting and a water point, and the timber garden shed is 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.