

# Fullbrook Cottage

258 Efflinch Lane Barton under Needwood Staffordshire





# Fullbrook Cottage

Barton under Needwood Staffordshire DE13 8DF

Nestled within an established 2.2 Acre garden plot is Fullbrook Cottage, a characterful period home showcasing a wealth of original features, four/five bedrooms and an idyllic and secluded setting along a lengthy private drive.

Fullbrook Cottage combines the ideals of rural living with convenient access to the idyllic surrounding countryside and excellent amenities available within walking distance which can be found in this premier Staffordshire village. The cottage also presents the superb opportunity to acquire an additional 6.4 acres of land and stables (by separate negotiation), to create a fabulous equestrian property.

The accommodation includes three well proportioned reception rooms, two having feature wood burning fireplaces, and five bedrooms including a privately accessed master and versatile ground floor double bedroom. Ample exterior space presents plenty of scope to create a smallholding style set up, or simply to appreciate the open space surrounding this delightful rural cottage.

This quintessential English cottage offers deceptively spacious interiors highlighting the history and character of the property, with plenty of potential to extend, develop or remodel further as desired (subject to relevant permissions), without encroaching on the generous plot size.

- Charming Detached Cottage
- Established 2.2 Acre Grounds
- Further Land Available by Negotiation
- Delightful Rural Setting & Private Drive
- Three Reception Rooms
- Family Dining Kitchen
- Pantry, Utility & Cloakroom
- Four/Five Bedrooms
- En Suite & Family Bathroom
- Ample Parking & Garage Potential (STPP)
- Optional Adjacent 6.4 Acres & Stables
- 'Outstanding' School Catchment
- Walking Distance to Village Centre & Amenities





what3words:

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**Fullbrook Cottage** lies on the rural outskirts of the charming village of Barton under Needwood, benefitting from convenient access to local amenities, 'Outstanding' rated schools and commuter routes.

**This sought after Staffordshire village** offers a varied and comprehensive array of amenities including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, a village hall and a stunning Tudor church all being within a healthy walk from Fullbrook Cottage. 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.

**The village is served by Ofsted rated 'Outstanding' schools** including Thomas Russell Primary and John Taylor Academy, with the recently opened John Taylor Free School also being within an easy drive. Alternatively, there are an array of independent schools also in the area including Lichfield Cathedral, Repton and Denstone.

**The local commercial centres** of Burton on Trent and the Cathedral City of Lichfield both additional leisure and shopping facilities as well as rail travel to Birmingham, London and beyond. For commuters, the A38, A50 and M6 Toll are easily accessible and the International airports of Manchester, East Midlands and Birmingham are all within an easy drive.



Village Centre & Amenities: 1 mile



Lichfield Rail Station: 7 miles

Burton on Trent Rail Station: 6 miles



Birmingham City Centre: 25 miles

Derby City Centre: 18 miles

Nottingham City Centre: 30 miles



Peak District National Park: 20 miles

Cannock Chase: 10 miles



Birmingham Airport: 26 miles

East Midlands Airport: 26 miles





A lengthy driveway leads from Efflinch Lane down to Fullbrook Cottage, which resides within an established 2.2 acre plot including formal gardens and a small paddock. An expansive parking area offers ample space for multiple vehicles, also offering ideal space to build garaging (subject to relevant permissions).

The cottage can be accessed either via the front entrance into the **Family Room**, or to the side aspect into the **Farmhouse Dining Kitchen**. The **Kitchen** is fitted with a range of wall and base units with complementary worksurfaces over, housing a Belfast sink, integrated dishwasher, integrated wine fridge and spaces for a range cooker and American fridge freezer. A step up leads into the **Dining Area** where twin sets of double doors open out to the gardens, and a further door opens into the **Cloakroom**, having a marble topped vanity and WC.

Also accessed from the kitchen is a useful **Pantry**, with vaulted ceiling and windows to two sides, as well as a spacious **Utility** with provisions for a washing machine, tumble dryer and further appliances.

The first of three reception rooms is the **Family Room**, a characterful living space having a wealth of exposed beams wooden flooring, dual aspect windows and a raised hearth with wood burning stove. The first staircase rises from this room to the **Master Suite**, and a door leads into the **Inner Hall**, which in turn opens into two further reception rooms, both of which feature stunning beams and garden views. The spacious formal **Sitting Room** features a charming window seat and another wood burning fireplace, with a useful **Study** providing an ideal home office or playroom. A further door opens into **Ground Floor Bedroom Five** which features fitted storage and a window to the side.







From the **Sitting Room**, a private staircase rises to the **Master Suite**, having a range of fitted wardrobes and private use of an **En Suite Bathroom** next door.

The main **Landing** leads off to **Three Further Bedrooms** and a **Family Bathroom**, with the second bedroom benefitting from a charming **Juliette Balcony** with views over the paddock land surrounding Fullbrook Cottage which is available by separate negotiation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		





**Floor Area: 1969 ft<sup>2</sup> / 183 m<sup>2</sup>**

## Ground Floor

**Family Room** 6.27 x 3.91m (approx. 20'7 x 12'10)

**Sitting Room** 6.3m x 4.62m (approx. 20'8 x 15'2)

**Dining Room** 3.35 x 3.23m (approx. 11'0 x 10'7)

**Study** 3.45 x 3.1m (approx. 11'4 x 10'2)

**Dining Kitchen** 4.14 x 3.2m (approx. 13'7 x 10'6)

**Utility** 4.14 x 2.4m (approx. 13'7 x 7'10)

**Pantry** 2.4m x 2.36m (approx. 7'10 x 7'9)

## First Floor

**Master Bedroom** 4.06 x 3.8m (approx. 13'4 x 12'6)

**En Suite Bathroom**

**Bedroom Two** 4.42 x 2.82m (approx. 14'6 x 9'3)

**Bedroom Three** 3.45 x 2.3m (approx. 11'4 x 7'6)

**Bedroom Four** 2.64 x 1.98m (approx. 8'8 x 6'6)

**Family Bathroom**

## Outside

included in sale

**Garden & Paddock 2.2 Acres**

by separate negotiation

**Land & Stables 6.4 Acres**

**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. Measurements are provided as a guide only, any prospective purchasers should satisfy themselves as to the correctness of measurements taken.

**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.

A charming Lychgate with paved pathway beneath leads along the side of a small brook, to the entrance doors into the **Family Room** and **Kitchen**, bordered by mature woodland and flowerbeds stocked with a variety of shrubs and flowers. To the fore of the cottage is a brick paved courtyard garden with a well style water feature, being an ideal spot to enjoy the secluded setting.

Lawned gardens wrap around the cottage, which along with the adjacent paddock, total **2.2 Acres**. There is a small pond to one side, and a terrace to the side of the cottage houses space for a hot tub, as well as having gated access into the optional additional land.

Accessed either via the gardens to Fullbrook Cottage or via Dogshead Lane are a further **6.4 Acres** arranged into three paddocks, also having a stable block. The additional land and stables are available by separate negotiation via Parker Hall.









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