

# The Croft

Barton under Needwood Staffordshire





# The Croft

Bell Lane Barton under Needwood DE13 8AE

Positioned in the heart of Barton under Needwood is The Croft, an elegant Georgian village home offering generously proportioned interiors, four bedrooms and delightful gardens overlooking St James' Church tower.

Originally dating back to 1834, this handsome semi detached property retains a wealth of original and reinstated character, alongside extended and remodelled interiors presenting plenty of space for a growing family. The Croft features original antique pine doors, open fireplaces and beautifully maintained sash windows to the front, having received extensive refurbishment under the current owners as well as more recent upgrades including new windows and bifold doors to the side of the property.

The entrance hall showcases a characteristically wide staircase and beautifully preserved Minton tiles, leading into two equally generous reception rooms each having feature fireplaces and original sash windows. An open plan dining kitchen with a handmade kitchen and walk in pantry has bifold doors opening out to the gardens, and from the inner hallway there is a laundry room and a traditionally styled ground floor bathroom. To the first floor are four good sized bedrooms and a shower room, with the second bedroom having a versatile dressing area ideal for conversion into an en suite. Outside, the garden extends to the side of the property enjoying plenty of sunlight, privacy, a useful workshop and tranquil views towards the village Church, and there is on street parking available on Bell Lane.

- Exquisite Georgian Village Residence
- Wealth of Accommodation & Features
- Desirable Central Village Setting
- Mature Gardens with Church Views
- Two Spacious Reception Rooms
- Open Plan Dining Kitchen, Pantry & Laundry Room
- Entrance Hall with Minton Flooring
- Four Good Sized Bedrooms
- Shower Room & Ground Floor Bathroom
- Established & Secluded Gardens with Workshop
- Secluded & Tranquil Location overlooking Church & Grounds
- 'Outstanding' School Catchment





**The Croft resides** at the end of the cul de sac of Bell Lane, overlooking picturesque views over the Church grounds to the front. This desirable rural community offers 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.

**There are a number of health and leisure facilities** in the area including Branston Golf Club, Wychnor Park and Lichfield Golf & Country Club. The FA's St George's Park and Hoar Cross Hall with its luxurious spa and member only gym are both also a short drive away. The Peak District National Park and Cannock Chase are also both within easy reach.

**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.

**For commuters,** the village is ideally placed for the local centres of Burton on Trent and the Cathedral City of Lichfield which can be accessed via the A38 and each offer comprehensive leisure and shopping facilities. Rail stations in Burton and Lichfield provide regular and direct links to Birmingham, London and beyond, and the village is ideally placed for travel to the international airports of Manchester, East Midlands and Birmingham. Commuter roads including the A38, A50 and M6 Toll are all also within easy reach.



	Village Centre & Amenities: 0 miles
	Lichfield Rail Station: 7 miles Burton Rail Station: 6 miles
	Birmingham City Centre: 26 miles Derby City Centre: 18 miles Nottingham City Centre: 32 miles
	Hoar Cross Hall: 6 miles Peak District National Park: 20 miles
	Birmingham Airport: 27 miles East Midlands Airport: 25 miles



An original wrought iron gate to the front aspect leads to the front door which in turn opens into the **Entrance Hall**, featuring Minton tiles and a wide staircase rising to the first floor accommodation. Panel doors open into firstly the **Lounge** having a period open fireplace, and into the **Sitting Room** which features bespoke fitted storage and an impressive inglenook, with sash windows from both living rooms overlooking the church grounds. The **Lounge** leads into the **Open Plan Dining Kitchen**, a fabulously remodelled space having impressive tall ceilings and bifolding doors opening out to the gardens.

The **Kitchen** is fitted with a bespoke, handmade wall and base units with granite work surfaces, housing a twin Franke Belfast sink, integral dishwasher and integral oven with gas hob over. A stable door opens out to a **Courtyard** to the side, and reclaimed quarry tiles extend into the **Dining Area**, where there is a sash window to the front and tranquil views over the gardens and towards St James' church tower can be enjoyed. Antique pine bifold doors open into a useful **Walk in Pantry** with space for a fridge freezer and a range of fitted shelving.

Also accessed via the **Entrance Hall**, the **Sitting Room** offers a versatile reception room ideal as a playroom or snug, featuring an impressive inglenook with original cast iron range inset to a functional chimney. There are antique pine fitted cupboards to one side, and a door leads to the **Inner Hall**, having a full height window and leading into the **Ground Floor Bathroom and Laundry**. The **Laundry** has been thoughtfully fitted with reclaimed full height units housing space for a washing machine, alongside a cupboard housing the boiler.

Doubling as a guest WC, the **Ground Floor Bathroom** comprises an upgraded suite having Heritage pedestal wash basin, high level WC and cast iron free standing bathtub. The bathroom has a period style heated towel rail, engineered oak flooring, a window to the rear and traditional painted wall panelling.



what3words:

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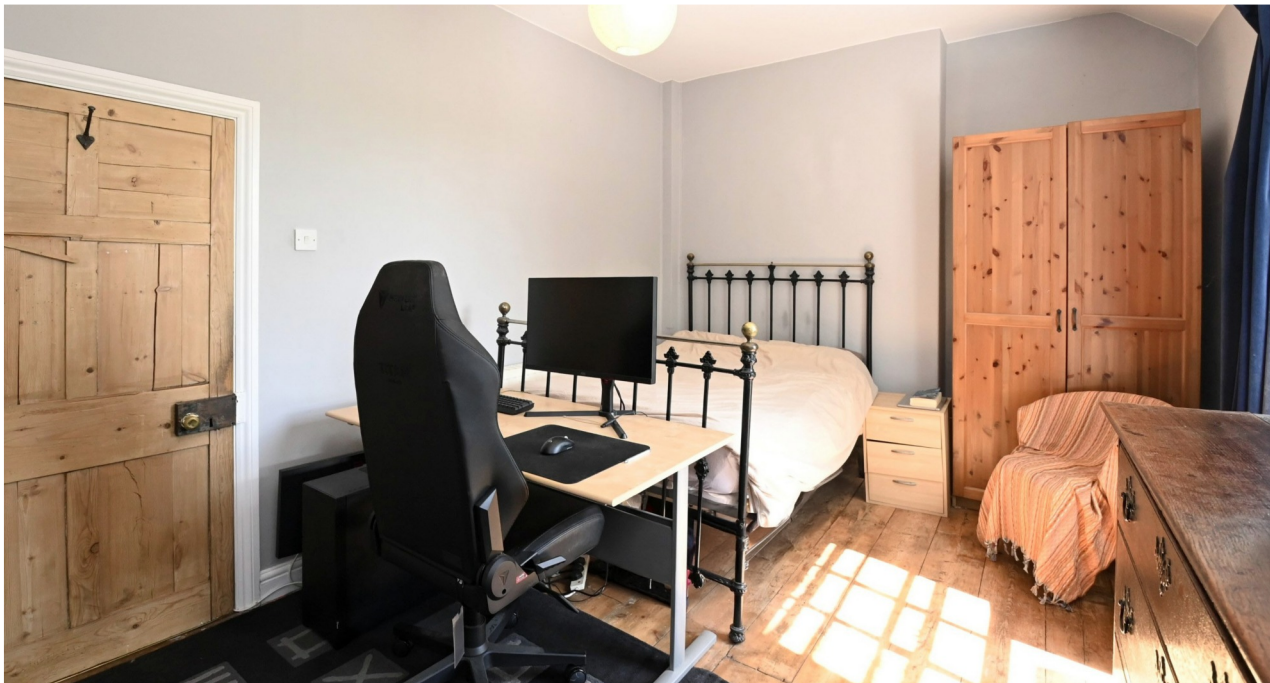






Stairs rise to the first floor **Landing**, which extends along the length of the property leading into **Four Bedrooms** and the **Shower Room**. The **Master Bedroom** features two large storage cupboards, one of which houses the hot water cylinder, as well as having a sash window to the front overlooking idyllic church grounds views.

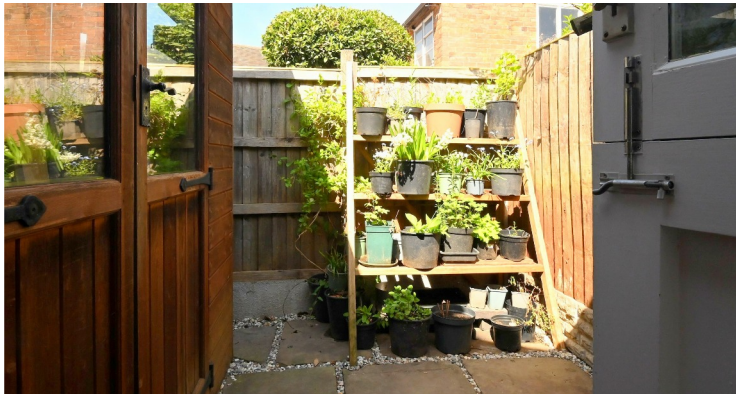
The **Second Bedroom** features exposed floor boards, a sash window to the front and a useful **Dressing Area**, and a **Third Bedroom** also set to the front of the property features a second window to the side with garden and Church views. The **Fourth Bedroom** has double aspect windows and a useful fitted cupboard, and the bedrooms are serviced by a modern **Shower Room** having a walk in shower and a window also enjoying Church views.





**The Croft** is set to the end of Bell Lane in a peaceful setting overlooking the Church grounds to the front. There is on street parking available on Bell Lane, and gated access to one side leads into the gardens which extend to the side of the property.

The beautifully matured **Garden** extends to a generous size, enjoying a superb degree of privacy and idyllic views towards St James' historic Church tower. Shaped lawns are bordered by flowerbeds stocked with a variety of flowers and shrubs, with walled, fenced and hedged boundaries. A paved terrace to the top of the garden provides a pleasant outside space to enjoy the peaceful setting, and a further **Courtyard** to the side of the property laid to York stone paving houses a useful **Workshop** with power and lighting and a further storage shed, both of which are included in the sale.





**Floor Area:** 1,420 ft<sup>2</sup> / 132 m<sup>2</sup>

### Ground Floor

**Lounge** 4.22 x 4.22m (approx. 13'10 x 13'10)

**Open Plan Dining Kitchen** 6.22 x 3.36m (approx. 20'5 x 11'0)

**Pantry** 1.82 x 1.85m (approx. 5'11 x 5'5)

**Sitting Room** 4.24 x 4.23m (approx. 13'11 x 13'10)

**Laundry Room** 1.8 x 1.58m (approx. 5'11' x 5'2)

**Ground Floor Bathroom** 3.26 x 3.22m (approx. 10'8 x 7'7)

### First Floor

**Master Bedroom** 4.25 x 3.72m (approx. 13'11 x 12'2)

**Bedroom Two** 4.25 x 3.17m (approx. 13'11 x 10'4)

**Dressing Area** 1.6 x 1.1m (approx. 5'7 x 3'7)

**Bedroom Three** 3.36 x 2.52m (approx. 11'0 x 8'3)

**Bedroom Four** 4.14 x 1.85m (approx. 13'6 x 6'0)

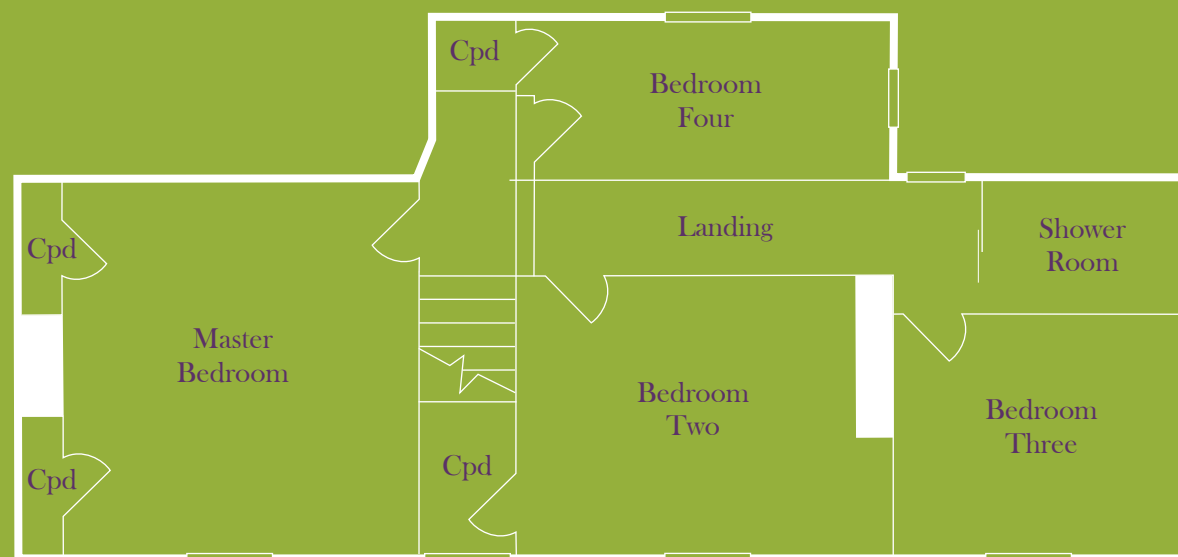
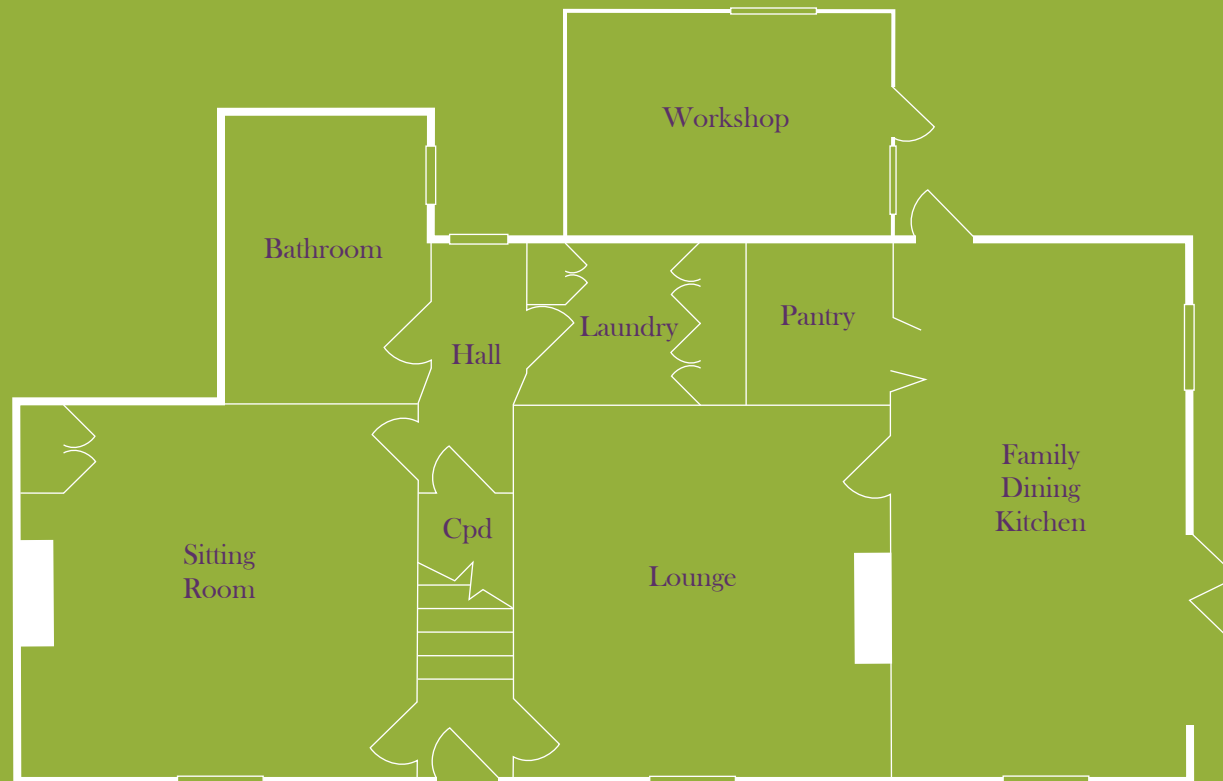
**Shower Room** 2.38 x 1.47m (approx. 7'9 x 4'9)



PH 14.05.2025







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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**Measurements:** Please note that all measurements are given in feet and inches on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for the buyer's reference. It is not intended to be a substitute for the metric measurement.

**Consumer Protection Regulations:** Our prospective purchasers should be aware that before any inspection or otherwise as to the condition of any structure or improvement to the property, we have not tested any apparatus, equipment, fixtures and fittings or services and we do not certify that they are in good order or fit for the purpose. A buyer is advised to obtain a professional inspection or survey.

Due to a change in legislation from 1st March 2014 we are required to check the identity of all readers before putting any property and purchasers on acceptance of an offer and before we can put any offer to proceed. This is a legal requirement and applies to all Estate Agents.