

Main Street

Barton-under-Needwood, Burton-on-Trent, DE13 8AA

John
German





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£1,250,000

This wonderful Grade II listed Georgian home features an abundance of charm and character, offering a grand family residence on an established garden plot with gated driveway and accommodation totalling 3710 sq ft. Perfectly placed for John Taylor and enjoying a fabulous central position in this vibrant village. Available with no upward chain.

John German 

Owned by the same family for more than forty years, this impressive Grade II listed Georgian home with immense character is perfectly placed in a central position within a charming sought-after Staffordshire village, surrounded by other character buildings, and within easy walking distance of schooling, shops, cafes, bars and pubs.

The house features accommodation across three floors plus a useful cellar, totalling 3710 sq ft. Set in a wonderful established part walled garden plot with shaped lawns, mature trees and a side gate to a large expanse of driveway where there is a useful outhouse and carports either side.

A grand character storm porch offers a welcoming entrance having an oversized front door opening into a generous reception hallway with feature staircase rising to the first and second floors, together with access down to the cellar and doors leading off.

On the ground floor, there are three reception rooms, the first of which is a beautiful light filled sitting room with sash window to front and large bay window with shutters framing garden views to side, spotlights to ceiling and fireplace providing the focal point.

Across the hallway is a spacious study/home office with two sash windows to front and a lovely feature fireplace, flanked either side by fitted shelving and storage. This offers a fabulous room with the potential for a variety of uses.

The third reception room is a wonderful dining room, a superb character space to entertain with part panelled walls, fireplace at the focal point and bay window with shutters framing fantastic garden views to side.

At the heart of the house there is a good size kitchen/diner with plenty of potential to modernise in your own style. The kitchen area is well appointed with a range of base and eye level units with work surfaces over and space for appliances. There is a generous area ideal for a dining or breakfast table, and a sash window to side. A door opens to a useful side entrance hall with door out to driveway and door to a two-piece guest WC.

At the rear of the main reception hall, there is a useful storage cupboard, a door with stairs leading down to the cellars and a door out to the rear garden.

To the first floor, the property features four generous double bedrooms set around a large central character landing, having a window on the stairwell providing garden views. The main bedroom on this floor features a dressing room which could make an ideal en suite should a buyer wish. Bedroom four is currently used as a home office/study.

There are two bathrooms on this floor beginning with a well-appointed main family bathroom having a modern white suite comprising panelled bath, separate shower enclosure, fitted vanity units with mirror, inset wash hand basin and concealed cistern WC, towel rail/radiator and window letting in natural light. The property also has the advantage of a second shower room comprising shower cubicle, pedestal wash hand basin and WC.

To the second floor, the property offers tremendous scope and potential with four spacious additional rooms together with a kitchenette style space and store. This could be ideal additional bedroom space or have annex potential, subject to planning permission and building regulations.

This is a wonderful family home, set in a well sought after village with John Taylor catchment, together with many other village amenities and countryside walks. Excellent transport links are provided by the A38 and A50, putting the nearby centres of Lichfield, Sutton Coldfield, Birmingham, Derby and Nottingham all within easy reach.

Agents note: The property is Grade II listed and is situated in Barton under Needwood conservation area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & carports

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eastsaffsbcc.gov.uk

Our Ref: JGA/24042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

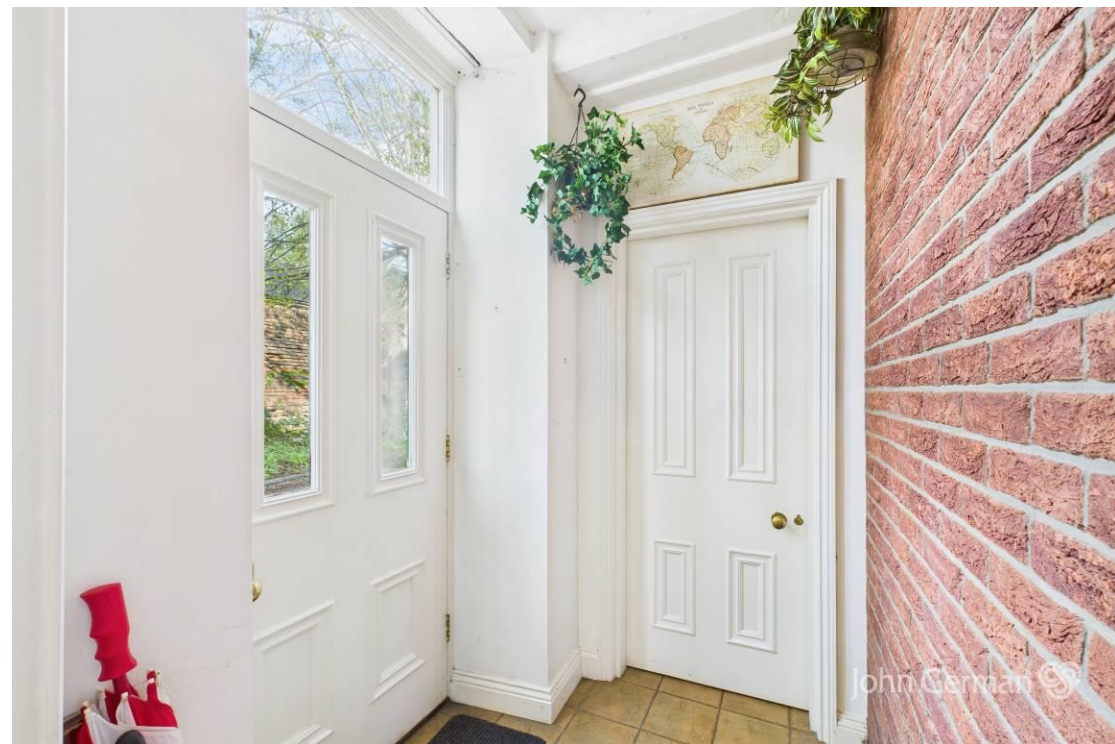
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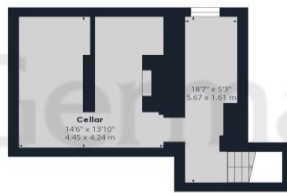












Floor -1 Building 1



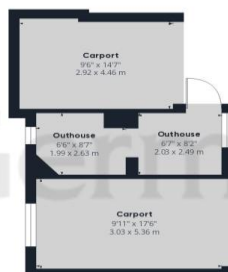
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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