

Main Street

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

John German





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£695,000

Set in the heart of the village is this charming home brimming with character and perfect for a family. Featuring beamed reception rooms, home office, lovely kitchen open to an attractive dining room, 4 double bedrooms, ensuite & family bathroom along with wonderful established gardens with outbuildings. John Taylor Catchment.

John Taylor Catchment

Situated in the very heart of this sought-after village, this delightful and character-filled family home offers spacious and versatile accommodation, blending period features with modern comforts. Boasting charming beamed reception rooms, a stylish kitchen open to a fabulous dining room, four generously sized double bedrooms, an ensuite, a well-appointed family bathroom, and wonderful established gardens with outbuildings, this property offers village living at its best.

The picturesque village of Barton under Needwood offers a superb mix of character and convenience, with a thriving community and excellent local amenities including pubs, bars, shops, doctors, pharmacy and schools including the John Taylor AC. Part of the property formerly housed the village butcher's shop, now cleverly repurposed to provide a home office, utility room and wet room.

Upon entering, you're welcomed into a characterful reception room featuring beautiful quarry tiled flooring, painted ceiling beams, and a multi-fuel stove, perfect for cosy evenings. Stairs and doors lead off to further ground floor accommodation.

The inviting lounge showcases exposed ceiling beams, a feature fireplace and bespoke fitted bookshelves and cupboards, offering both charm and practical storage.

Ideal for those working from home, the study includes built-in storage and dual aspect windows that flood the room with natural light.

The utility room offers that practical space with a Belfast sink, space for a washing machine, tiled floor, door to the gardens, and an adjoining wet room/guest WC.

At the heart of the home is a quality kitchen fitted with granite work surfaces, a Belfast ceramic sink, an integrated Bosch double oven and a Smeg gas hob. A stable door leads to the side, while a window perfectly frames views of the garden. This space flows beautifully into the dining room, ideal for entertaining with exposed beams and French doors opening directly onto the garden.

Upstairs, a central landing gives access to four well-proportioned double bedrooms, making this an ideal choice for families. The main bedroom has the benefit of its own ensuite and the remaining bedrooms share the family bathroom that is stylishly fitted with both a bath and a large walk-in shower.

There is the benefit of a gated drive accessed with a shared access from the main street.

The rear garden is a true gardener's paradise. Mature planting, lawns, and fruit trees including apple, pear, and quince create a tranquil and productive outdoor space. At the top of the garden, former pigsties and a substantial outbuilding (once a preparation area for the butchers) offer superb potential for a variety of uses, subject to the necessary permissions.

Buyers Note: The property is situated in Barton under Needwood's Conservation Area.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Gated drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 E

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

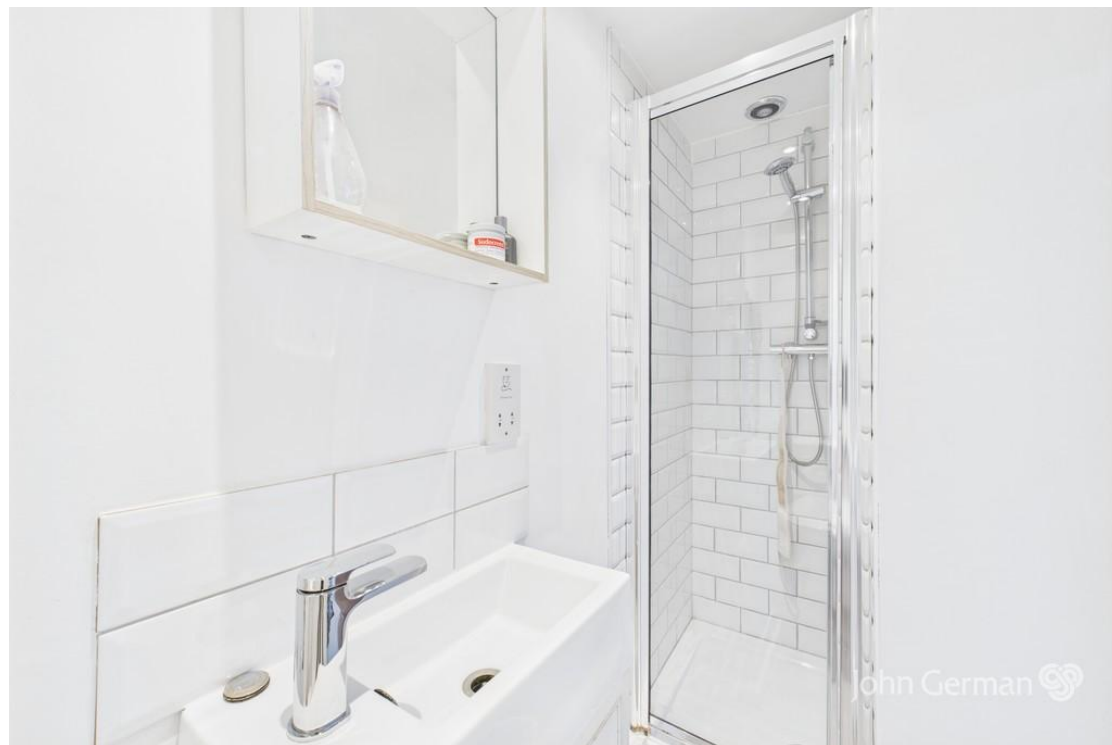
Our Ref: JGA/16062025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

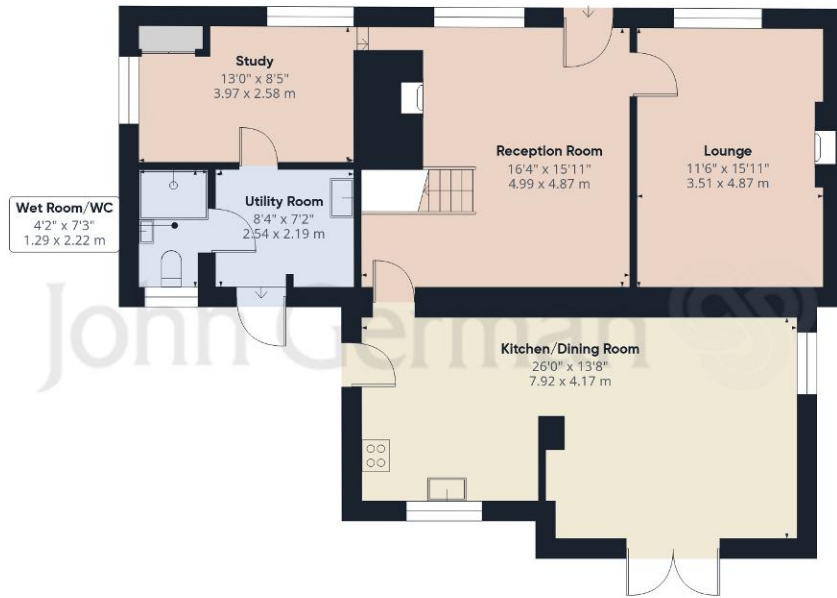




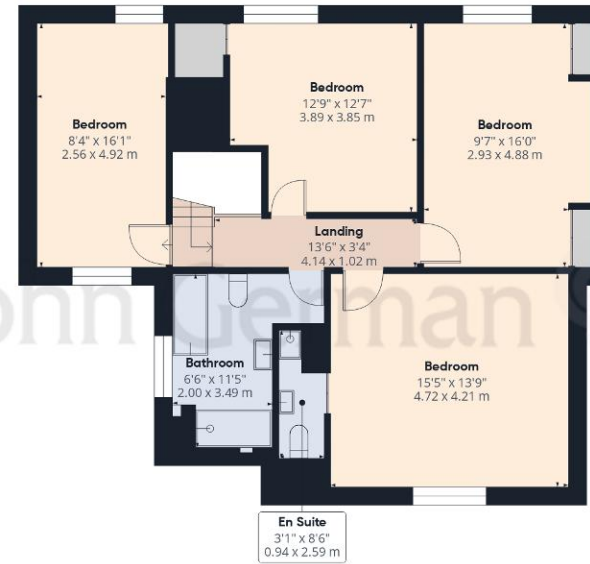








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2091 ft²

194.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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		



John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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