

# Barton Gate

Barton Under Needwood, Staffordshire, DE13 8AG

John  
German





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£550,000

Brimming with charm and character, combined with a superb, modernised interior with log burners, refitted kitchen, refitted bathroom, superb rear garden backing onto fields with countryside views and the benefit of being in the John Taylor High School catchment.



John Germann

This charming, detached cottage enjoys a fabulous position on the edge of the popular and desirable village of Barton-under-Needwood with the benefit of the John Taylor catchment and the vibe of the village centre with the choice of pubs, places to eat, shops, doctors and Barton Marina. There are also excellent transport links via the A38 and A50.

Standing on a good-sized plot with two driveways and the rear garden being a fantastic feature of this home. Boasting a good stretch of lawn with four bar fence and fantastic views of fields beyond together with the benefit of a summer house/garden studio, offering the perfect place to work from home. The house itself enjoys a lovely blend of character living with modernised highlights.

A lovely oak canopy porch gives access to the front entrance door that opens into a good-sized hall with staircase, a fitted boot room style seat with storage and coat hooks, understairs storage and doors leading off.

There is a cosy lounge with a dual aspect and a brick chimney breast with a log burner and high mantle over, adding to the character feel.

The second reception room, currently used as a good-sized dining room, has a brick chimney breast housing a log burning stove, window to side and door to a good-sized ground floor double bedroom with window to the front. This could also be utilised as an additional reception room.

The kitchen has been refitted and upgraded, having a range of base and eye level units with wooden block work surfaces over and ceramic Belfast style sink. There is space for a range style cooker, tiled floor, window framing views across the rear garden and a door to the ground floor bathroom.

The bathroom has been refitted and upgraded with a modern white suite comprising pea shaped bath with shower over and shower screen, fitted vanity unit with inset wash hand basin and closed cupboard WC, towel rail/radiator, window to side, tiled floor and part tiled walls.

Just outside the kitchen is a covered terrace with a door opening into a useful utility room which has been refitted and upgraded with further base and eye level units, space for appliances, gas central heating boiler and window framing views to the rear.

To the first floor, the landing has a window to side and has doors leading off to three bedrooms and a WC with closed cupboard WC and wash hand basin. The master bedroom is to the rear of the property taking full advantage of those fantastic views across the rear garden and beyond. It has fitted wardrobes across one wall and further fitted drawers. Bedroom two is a generous double with high vaulted ceilings and dual aspect with windows to both sides while bedroom three also a double with window to side.

The property has the advantage of two gravelled driveways and is within walking distance to the village centre.

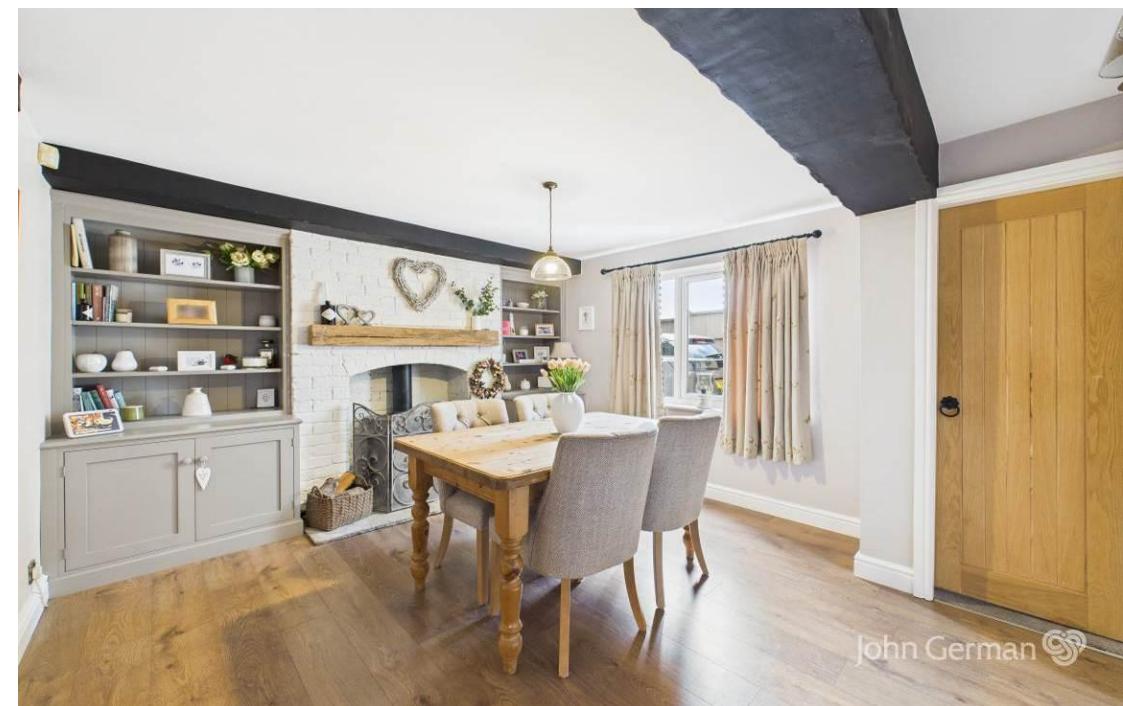
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

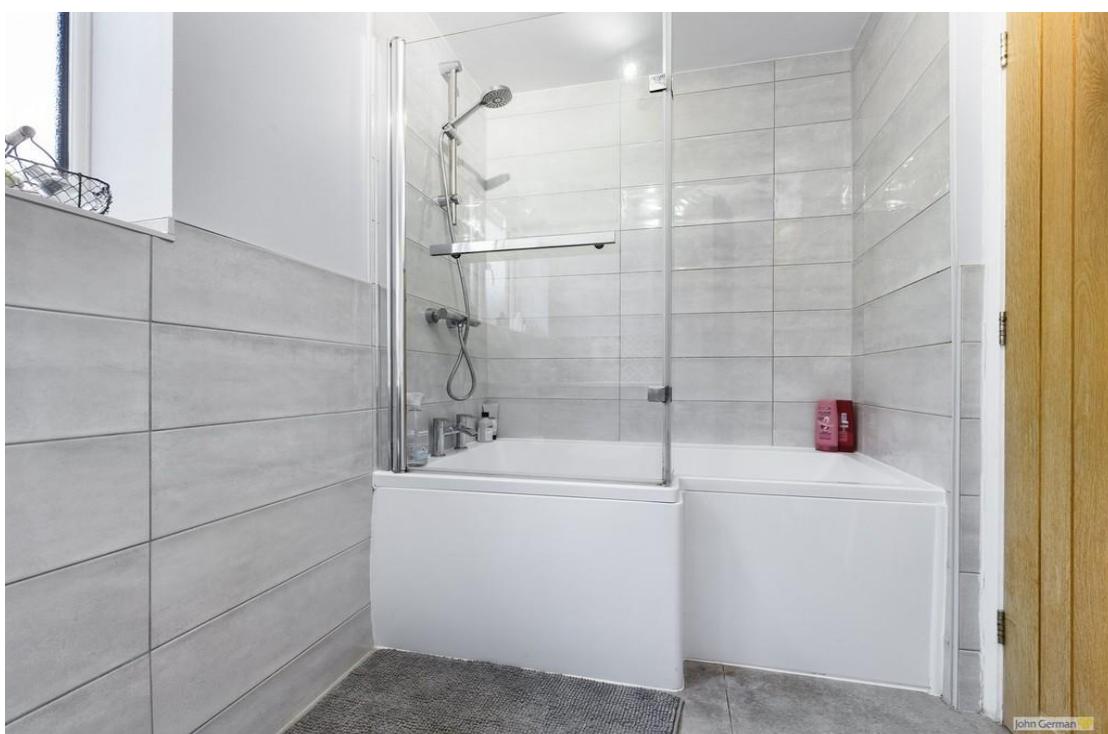
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

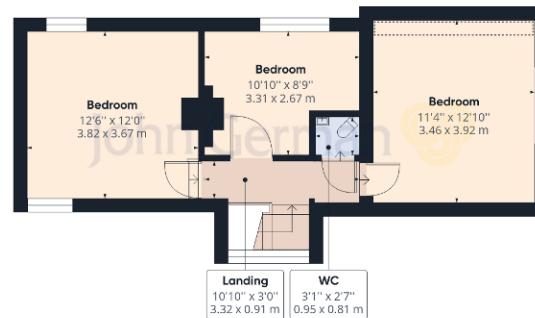
**Useful Websites:** [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/06122022

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F





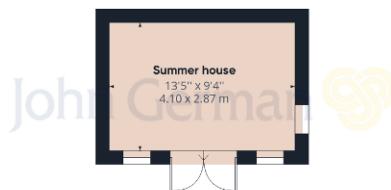


**Approximate total area<sup>(1)</sup>**

1310.69 ft<sup>2</sup>  
121.77 m<sup>2</sup>

**Reduced headroom**

11.50 ft<sup>2</sup>  
1.07 m<sup>2</sup>



(1) Excluding balconies and terraces

 **Reduced headroom**  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID 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.

#### Agents' Notes

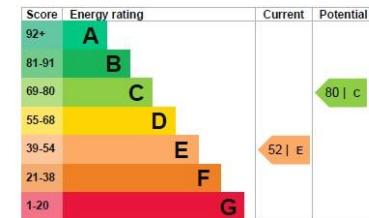
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is 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.



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