



80 Short Lane, Barton under Needwood, DE13 8LB

Set in the desirable village of Barton under Needwood is this beautifully presented character cottage, benefitting from deceptively spacious interiors, two double bedrooms and outside space including private parking and landscaped gardens. Having been sympathetically refurbished and extended, this charming cottage lies within walking distance of the centre of the village and showcases a wealth of character throughout including thumb latch doors, exposed beams and vaulted ceilings. The interiors comprise briefly sitting room with feature fireplace, dining room and refitted kitchen to the ground floor, with two double bedrooms and family bathroom to the first floor. Outside, there is a gated driveway with parking for two vehicles and a beautifully landscaped garden is set to the rear. The cottage is serviced by mains gas central heating (2016 boiler) and double glazing.

The desirable village of Barton under Needwood offers a superb array of facilities on the cottage's doorstep, with pubs, gift shops, a Co-Op general store, post office and village hall all centred around the traditional high street. There are rural walks available nearby across the Dunstall Estate and the village offers plenty of sporting clubs and social groups including a ramblers club and WI. Thomas Russell Primary School feeds into the John Taylor Specialist Science School, both of which benefit from an Ofsted 'Outstanding' rating. Well placed for access to the A38, local towns and cities within easy reach include Burton on Trent, Lichfield, Derby and Birmingham. Lichfield also provides direct rail links to London in 80 minutes and there is a public bus route that runs regularly through the village. The International airports of Birmingham and East Midlands are within an easy drive.

- Charming Character Cottage
- Extended & Beautifully Presented
- Desirable Village Location
- Two Reception Rooms
- Modern Refitted Kitchen
- Two Double Bedrooms
- Refitted Bathroom
- Gated Parking for Two
- Landscaped Rear Garden
- Walking Distance to Village Centre
- Outstanding School Catchment
- Double Glazed & Mains Gas Central Heating

Sitting Room 3.96 x 3.53m (approx. 13'0 x 11'7)
The front door opens into this beautifully presented reception room, having window to the front, traditional fitted storage and a reclaimed brickwork fireplace housing wood burning stove

Dining Room 2.67 x 2.13m (approx. 8'9 x 7'0)
Another immaculate reception room having exposed beams, a door to the staircase and further door to a useful understairs cupboard. Opening into:

Kitchen 3.95 x 3.66m (approx. 13'0 x 12'0)
Fitted with a range of wall and base units having Butch block solid wood worktops over, housing inset ceramic one and a half sink with side drainer, integral oven with induction hob over and extractor hood above and spaces for a washing machine and fridge freezer. A fitted dresser with granite worktop provides additional storage to one side, and the kitchen has tiled flooring, a window to the rear and a door out to the rear gardens





Stairs rise to the first floor **Landing**, where doors open into:

Master Bedroom 3.95 x 3.52m (approx. 13'0 x 11'7)

A spacious double room having window to the front and an impressive vaulted ceiling

Bedroom Two 3.95 x 2.24m (approx. 13'0 x 7'4)
Another double bedroom having a window to the rear overlooking the garden

Bathroom 2.08 x 1.82m (approx. 6'10 x 6'0)
Comprising a modern suite having wash basin set to vanity unit, WC and bathtub with shower over,



having tiled flooring and a sun pipe providing natural light

Score	Energy rating	Current	Potential
92+	A		
81-91	B		30 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		





Outside

The cottage lies in a prime location within minutes' walk from the centre of Barton under Needwood. Off Wales Lane, gated access opens into a private drive allowing for secure parking for two vehicles. There is space for a garden shed to the top of the drive

Rear Garden

A pedestrian gate opens into the landscaped rear garden which is laid to a walled paved terrace and artificial lawns. A paved path leads to the front door and there is an exterior water point and a double power socket



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. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

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.