



Berry Brow, 21 Efflinch Lane, Barton under Needwood, DE13 8ET



Holding a prominent position within the village is Berry Brow, an elegant, fully refurbished 1920s residence showcasing generously extended and impressive open plan interiors, four/five bedrooms and a beautifully established 0.2 acre garden plot. Traditional features complement more modern finishes, with this handsome double fronted home presenting ideal accommodation to suit a growing family. The open plan kitchen features bifold doors opening out to the gardens, and generously proportioned bedrooms plus a versatile summer house offer ideal work-from-home space. A stone pillared porch leads to the reception hall, which features original parquet flooring and gives

access into two spacious reception rooms, a contemporary extended kitchen with family room, utility and cloakroom. The galleried landing features a beautiful (single glazed) original stained glass window, with four double bedrooms and a fifth bedroom/dressing room being serviced by a family bathroom, and the principal bedroom suite affords impressive vaulted ceilings, a dressing room and an en suite shower room. Outside, the established gardens extend to 0.2 acres enjoying an excellent degree of privacy, with an insulated summer house being an ideal studio or work-from-home space. To the front, there is parking for a number of vehicles as well as access into the garage store, and Berry Brow is serviced by

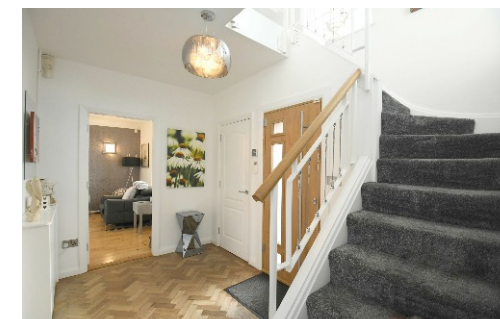
a refitted boiler and double glazed windows.

Berry Brow benefits from a prestigious address close to the heart of Barton under Needwood. This charming village is home to a superb array of amenities within walking distance from the property, including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, and a stunning Tudor church. Holland Sports club also lies off Efflinch Lane and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Infants and Primary and John Taylor Specialist Science

School. Independent schools within easy reach in Repton, Denstone College and Lichfield Cathedral. For local leisure pursuits, the property is within a 10-15 minute drive of both Hoar Cross Hall Hotel and Spa and the FA's St Georges Park, both of which offer a members only gym, and there are a number of golf clubs in the surrounding area. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll can be found within a short drive, and the International airports of Birmingham and East Midlands lie within a commutable distance.



- Traditional 1920s Detached Village Home
- Extended & Extensively Refurbished
- Generous & Secluded 0.2 Acre Plot
- Wealth of Original Features
- Magnificent Open Plan Kitchen with Family Room
- Two Spacious Reception Rooms
- Utility & Cloakroom
- Reception Hall & Galleried Landing
- Four Good Sized Bedrooms
- Dressing Room/Study/Bed Five
- Master with Dressing Room & En Suite
- Family Bathroom
- Garage Store & Ample Parking
- 0.2 Acre Established Gardens
- Insulated Summer House/Home Office
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Local Amenities





A traditional stone pillared porch leads to the front door, which in turn opens into:

**Reception Hall** 3.63 x 2.22m (approx. 11'10 x 7'3)  
A spacious welcome to this impressive home, having beautifully restored original parquet flooring, a contemporary steel and oak staircase rising to the first floor and a useful fitted cloaks cupboard. Doors open into:

**Lounge** 5.7 x 3.8m (approx. 18'7 x 12'4)  
A dual aspect reception room having engineered oak flooring, a electric fireplace and windows to both the front and rear. The chimney is open to allow for a log burner to be installed

**Dining Room** 4.95 x 4.55m (approx. 16'2 x 14'11)  
A characterful reception room having an elegant bay window to the rear aspect and an original brickwork fireplace. This room features attractive oak panelling reclaimed from the local Dunstall Hall

**Open Plan Kitchen** 8.05 x 3.97m (approx. 26'5 x 13'0)  
Having been extended and remodelled to an excellent specification, this magnificent contemporary open plan space features a stunning part vaulted ceiling with bifold doors overlooking the established rear gardens. The **Kitchen** comprises a range of contrasting wall, base and full height units with pull out pantry storage, having expansive quartz work surfaces over. A range of quality integrated appliances include Bosch dishwasher, Neff induction hob, Bosch double ovens and microwave and a CDA fridge, with the worktops extending to one side to create a breakfast bar. A window faces the front and Amtico flooring extends into:

**Family Room** 4.11 x 2.77m (approx. 13'5 x 9'1)  
Currently used as a study but ideal as a playroom or snug, having bifold doors opening out to the rear gardens. A door leads into:

**Utility** 3.07 x 2.95m (approx. 10'0 x 9'8)  
Having a door opening out to the side and fitted wall and base units housing spaces for a washing machine and tumble dryer

**Cloakroom**  
Fitted with wash basin and WC with raised cistern, having tiled flooring and an obscured window to the front





Stairs rise to the first floor **Galleried Landing** 3.63 x 3.2m (approx. 11'11 x 10'5), featuring a stunning original stained glass window and contemporary steel and oak balustrading. There are two further windows providing plenty of natural light, and doors open into:

**Master Suite** 5.72 x 4.06m (approx. 18'9 x 13'3)  
An impressive principal bedroom having stunning vaulted ceilings, a skylight to the rear and a range of fitted wardrobes. An opening leads into the **Dressing Room** which is fitted with additional wardrobes and storage, having a window to the front and a door into:

**En Suite** 2.4 x 2.1m (approx. 7'10 x 6'10)  
Fitted with a modern suite having wash basin set to vanity unit, WC and double shower, with tiled walls, a heated towel rail and an obscured window to the front

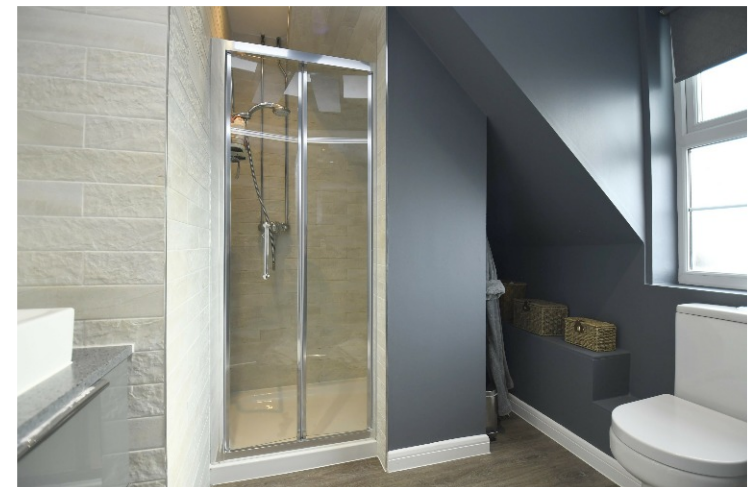
**Bedroom Two** 4.2 x 3.64m (approx. 13'9 x 11'11)  
Another spacious double room having a window to the rear overlooking the gardens

**Bedroom Three** 3.48 x 3.42m (approx. 11'5 x 11'2)  
With a window overlooking the rear gardens

**Bedroom Four** 3.25 x 2.43m (approx. 10'8 x 7'11)  
Having a window to the rear with pleasant garden views, a fitted wardrobe and fitted high level storage

**Dressing Room/Study/Bedroom Five** 3.8 x 2.11m (approx. 12'5 x 6'11)  
A versatile room ideal as a home office or occasional bedroom, having a window to the front and a door opening into **Bedroom Three**

**Family Bathroom** 2.67 x 1.9m (approx. 8'9 x 6'2)  
Comprising a modern white suite having pedestal wash basin, WC and bathtub with shower unit over, having half tiled walls and an obscured window to the front



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	73 C
39-54	E		
21-38	F		
1-20	G		







### Outside

Berry Brow is set at an elevated position back from Efflinch Lane, having a mature hedge providing privacy to the front. The block paved driveway provides parking for a number of vehicles, there is gated access leading into the rear garden and a manual entrance door opens into a useful **Garage Store**, and the EV charging point is included in the sale

### 0.2 Acre Gardens

Established gardens extend to a superb size, enjoying plenty of privacy and having been thoughtfully landscaped to provide formal entertaining spaces and a working area with greenhouse. Twin bifold doors open out from the kitchen onto a composite deck, with feature LED lighting and a step down to shaped lawns. Mature hedges and foliage provide privacy and interest throughout, with a second paved terrace extending to the opposite side of the property. The top of the garden is enclosed with a character stone wall, and an insulated **Summer House** with power supply offers the ideal work-from-home space or studio. Berry Brow benefits from exterior power, lighting and a water point



**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.