

# Newark House

Barton under Needwood Staffordshire





# Newark House

20 Main Street Barton under Needwood DE13 8AA

**Holding a prime setting within a walled west facing garden plot is Newark House, an exceptional Grade II Listed detached Georgian residence offering generously proportioned interiors, four good sized bedrooms plus second floor accommodation and a pretty outlook over the village Church.**

Having been thoughtfully renovated in recent years, Newark House offers an excellent layout and functional interiors ideal to suit a growing family, with planning permission in place for a re-build of the former Orangery and outbuilding. Original features have been beautifully retained throughout including marble fireplaces, intricate coving, original doors and architraves and a variety of flagstone, quarry tiled and brick flooring, complemented by immaculate yet traditional refurbishments to include a bespoke kitchen, column radiators and a loft conversion to create a fifth bedroom and study.

From the front, an elegant pillared porch leads to the entrance and reception hallways, where panel doors open into two formal reception rooms, a further playroom and the breakfast kitchen. Functional rooms include a boot room with pantry, a laundry room and a cloakroom, and stairs lead down to an expansive cellar with raised thralls offering an excellent storage space. To the first floor there are four well proportioned bedrooms sharing use of two family bathrooms, with a second floor conversion offering an optional fifth bedroom and a useful study.

Outside, the west facing walled garden overlooks tranquil Church views, with brick outbuildings offering useful storage and a former vine house being a fabulous entertaining space. There is also planning in place for the vine house to be converted into additional living accommodation. Double electric gates open into the sweeping gravel driveway, an electric door opens into the double garage, and lawned gardens enjoying a sunny westerly aspect extend to the fore of Newark House. This exquisite Grade II Listed home is serviced by mains gas central heating, having received a new boiler, pressurised water cylinder and radiators, as well as a full re-wire.



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Newark House resides in an enviable position close to the heart of Barton under Needwood, being within an easy walk of the village centre and the excellent array of amenities offered. Centred around the handsome High Street are coffee shops, gift shops, a post office, pubs, a Co-op, pharmacy, GP surgery, dental practice and a stunning Tudor church. Holland Sports club lies off Efflinch Lane and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more.

The property lies in a highly regarded catchment area for both state and independent schools. Thomas Russell Infants and Junior Schools are situated within the village and feed into the highly regarded John Taylor Secondary, all of which maintain an Ofsted ‘Outstanding’ rating, and the John Taylor Free School is also nearby at around 4 miles distance.

With rolling Staffordshire countryside on the property’s doorstep, there are many rural walks accessible from the property over the nearby Dunstall Estate, with leisure facilities including Hoar Cross Hall, The Deer Park Farm Shop and the FA’s St George’s Park all being within a few minute’s drive. Barton Marina is within a healthy walk, with its boutique cinema and luxurious range of eateries and shops bordering pretty lakeside walks. Local gym, golf and country clubs can also be found in Wychnor, Lichfield and Branston.

Barton under Needwood is well placed for access to nearby towns and cities via the A38, A515 and A50, rail services from Lichfield provide regular and direct links to Birmingham and London and the International airports of Birmingham, East Midlands and Manchester are all within an easy drive.



	Village Centre & Amenities: 0 miles
	Lichfield Rail Station: 8 miles Burton Rail Station: 5 miles
	Uttoxeter Town Centre: 13 miles Derby City Centre: 18 miles Birmingham City Centre: 25 miles
	Cannock Chase: 12 miles Peak District National Park: 27 miles
	Birmingham Airport: 27 miles East Midlands Airport: 25 miles



From Main Street, gardens planted with box hedging and mature foliage are bordered by ornate cast iron fencing, with a gated opening to stone steps rising to the pillared entrance porch. The front door opens into the **Entrance Hall**, showcasing characteristically grand ceilings and flagstone flooring, with a feature leaded arched interior window through to the staircase. An archway leads into the main **Reception Hall** which extends to a generous size, having intricate coving, a period fireplace and doors opening into each of the reception rooms and kitchen.

Facing the front of the property and highlighting pretty Church views, the formal **Dining Room** an elegant carved marble mantelpiece with tiled inlay and a gas fire, with triple aspect windows all having working shutters. Next, a magnificent **Drawing Room** also features an attractive marble fireplace with gas fire inset, with original French windows opening out to the formal gardens. A versatile **Playroom/Snug** also overlooks the garden, having a pretty cast iron fireplace.

The **Breakfast Kitchen** has been finished to a superb standard, having a range of handmade larder, wall and base units with an inset Rangemaster Belfast sink and marble finish quartz work surfaces. There is an integrated dishwasher and an Everhot range cooker and American fridge freezer are as separate negotiation. The kitchen features original quarry tiled flooring and a sash window overlooking the garden, with a door opening through to a former scullery which now provides a useful **Boot Room** and a separate walk in **Pantry**. Also from the reception hall are a **Laundry Room** with spaces for a washing machine and tumble dryer, a guests **Cloakroom** and a door leading down to the **Cellars**.











A wide staircase with carved oak handrails and a stunning stained glass window rises to the first floor **Landing**, where doors open into the bedrooms, bathrooms and to a **Walk in Airing Cupboard** housing the boiler and pressurised water cylinder.

**Four Well Proportioned Bedrooms** are accessed from the landing, all of which enjoy period fireplace and pleasant views over the gardens and Church beyond. The main **Family Bathroom** comprises a four piece Villeroy & Boch suite with double shower and separate bathtub, with a **Second Bathroom** fitted with a traditional pedestal wash basin and freestanding claw foot bath with shower unit over.

A door open to stairs continuing to the second floor where there is a useful **Study** and a **Studio/Occasional Bedroom** having a window to the front with views long the characterful Main Street.









**Outside**, electric double gates open from Main Street into a sweeping gravel driveway, where there is **Parking** for a number of vehicles as well as access into the **Double Garage** via an electric entrance door. The garage has power, lighting and useful mezzanine storage above, as well as an interior door which opens into the **Vine House**, a charming former Orangery with tiled flooring and windows overlooking the gardens and Church beyond. A useful brick outbuilding leads in turn to a secluded **Courtyard**, paved with Staffordshire blue bricks and walled boundaries with an archway leading back into the main formal gardens.

Enjoying a sunny westerly aspect and a stunning outlook, the **Walled Formal Gardens** are laid to lawns, a paved terrace and borders stocked with a variety of flowers and foliage. There is exterior lighting, water and power, and a hedged boundary along the street side provides plenty of privacy to both the property and gardens.

Please note, there is planning in place for a rebuild of the Vine House to create potential for an additional reception room or self contained annexe subject to further permissions.







**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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

**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.



## Ground Floor

**Entrance Hall** 5.43 x 1.47m (approx 17'9 x 4'10)  
**Reception Hall** 7.78 x 2.24m (approx. 25'6 x 7'4)  
**Dining Room** 5.95 x 4.24m (approx. 19'6 x 13'10)  
**Drawing Room** 5.68 x 4.70m (approx. 18'7 x 15'4)  
**Playroom** 3.66 x 2.82m (approx. 11'11 x 9'2)  
**Dining Kitchen** 4.65 x 4.58m (approx. 15'3 x 15'0)  
**Boot Room** 5.13 x 3.96m (approx. 16'9 x 12'11)  
**Pantry** 4.46 x 2.09m (approx. 14'7 x 6'10)  
**Laundry Room** 3.13 x 2.46m (approx. 10'3 x 8'0)  
**Cloakroom**  
**Cellar** 4.59 x 3.12m (approx. 15'0 x 10'2)  
**Coal Store** 4.50 x 2.51m (approx. 14'9 x 8'2)

## First Floor

**Master Bedroom** 5.95 x 4.77m (approx. 19'6 x 15'7)  
**Bedroom Two** 4.70 x 3.67m (approx. 15'5 x 12'0)  
**Family Bathroom** 3.72 x 2.92m (approx. 12'2 x 9'7)  
**Bedroom Three** 4.55 x 3.47m (approx. 14'10 x 11'4)  
**Bedroom Four** 8.33 x 5.46m (approx. 27'3 x 17'10) – max measurements  
**Bathroom** 2.98 x 2.36m (approx. 9'9 x 7'8)

## Second Floor

**Study** 3.83 x 2.97m (approx. 12'6 x 9'9)  
**Studio/Bedroom Five** 3.71 x 2.97m (approx. 12'1 x 9'8)

## Outside

**Double Garage** 5.31 x 4.62m (approx. 17'4 x 15'1)  
**Outbuilding** 6.04 x 2.35m (approx. 19'9 x 7'8)  
**Vine House** 6.61 x 4.62m (approx. 21'8 x 15'1)



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