



The Old Parsonage
Main Street | Barton under Needwood | Staffordshire | DE13 8AA

FINE & COUNTRY

THE OLD PARSONAGE



A striking and historically rich Georgian home positioned at the very heart of Barton-under-Needwood, The Old Parsonage offers 5,970 sq. ft of beautifully versatile living space. A rare fusion of heritage, elegance, and modern family comfort — this is village living at its most refined.



INTRODUCTION

Gracefully positioned at the centre of Barton under Needwood, The Old Parsonage is an exceptional Grade II listed Georgian home, beautifully set opposite the landmark St James' Church. Dating back to the 17th century, this former parsonage combines historic charm with nearly 6,000 sq. ft of luxuriously appointed accommodation, thoughtfully reimagined for modern family life.

Behind its handsome facade lies a flexible and elegant interior, offering four formal reception areas, a dedicated study, and a garden room currently used as a home office and gym. The impressive principal suite features a spacious dressing room and a luxurious ensuite, while five further bedrooms—two with ensuites—provide excellent family accommodation. One of these, located above the garaging with its own shower room and private access, offers superb potential for annexe-style living, guest accommodation or a self-contained workspace.

Outside, the property enjoys a secluded walled garden perfect for entertaining, and a private driveway with parking for four to five vehicles. The integrated garaging includes a triple bay with excellent storage and houses the biomass heating system. The Old Parsonage is a rare opportunity to acquire a substantial period home in one of Staffordshire's most desirable and well-connected villages.

Accommodation

A classic fanlight crowns the front entrance of this distinguished residence, where the reception hall introduces the home's enduring charm—original timber floors, a brick fireplace, and a characterful front window with working shutters offering views across to St James' Church.

The rear lobby acts as the central axis of the home, connecting the principal reception rooms, guest cloakroom, and the beautifully preserved Georgian staircase rising to the upper floors.

At the heart of the home, the open-plan kitchen and orangery form a spectacular space for both daily living and elegant entertaining. The kitchen is fitted with an extensive range of handmade cabinetry and granite worktops, along with high-quality appliances including a four-oven gas Aga within an inglenook, a Britannia range cooker, Miele dishwasher, and a walk-in pantry. The space flows seamlessly into the light-filled orangery, featuring French doors on two sides and electrically operated roof lights. Travertine tiled flooring with underfloor heating adds comfort and style, with direct access to the south-west facing terrace.

Adjoining the kitchen, the vaulted family room includes exposed beams and a feature fireplace, while the separate utility room offers ample storage, appliance space, and direct access to the garden, driveway, and garaging. A private staircase leads to a sixth bedroom with en-suite—ideal for annexe-style accommodation, guest suite or a private home office with its own access.

The sitting room, with a wood-burning stove framed by a carved timber surround, offers a more intimate retreat, also connecting to the orangery creating a unique flow to this home. A separate study with reclaimed parquet flooring and vaulted ceiling provides a peaceful workspace.

Completing the ground floor is the dual-level drawing room, presenting a refined setting with a feature marble fireplace and windows overlooking the garden fore garden and capturing a street scene view of the village.

















First & Second Floors

On the first floor, the principal suite enjoys views of the church, a large fitted dressing room, and a luxurious en-suite bathroom with walk-in wet room and Villeroy & Boch fittings. A second spacious bedroom benefits from a stylish family bathroom complete with cast iron roll-top bath.

The second floor hosts three further individually styled double bedrooms, all with exposed beams and vaulted ceilings. One has its own stylish en-suite with slipper bath, while the other two are served by a chic wet room with vaulted ceiling.











OUTSIDE

The mature walled garden is a peaceful south-westerly haven, with two separate terraces both accessible via the French doors leading from the orangery. The second terrace features is both paved and decked making it perfect for relaxing, alfresco dining or entertaining. Furthermore, an outbuilding currently serves as a home gym, with bifold doors and power supply, offering further potential as a garden room or studio. A log store and garden store are discreetly tucked away. A wrought iron gate leads to the front garden, bordered by mature planting, parterre hedging, and climbing wisteria.

Additionally a rear gate leads to the driveway, providing parking for four vehicles and access to the integrated three-bay garage, which also houses the property's eco-efficient biomass heating system.





LOCAL AREA

The Old Parsonage enjoys an exceptional setting in the very centre of Barton under Needwood, occupying a prominent position on Main Street directly opposite the landmark St James' Church. This prime location places the home at the heart of village life, just a short stroll from a range of everyday amenities that combine convenience with traditional charm.

The attractive high street offers a thoughtfully curated selection of independent shops and services, including a Co-op, artisan coffee houses, gift boutiques, a post office, welcoming country pubs, and a GP surgery. The presence of the beautifully preserved Tudor church and the village's historic architecture enrich the everyday experience with a genuine sense of heritage.

Barton under Needwood also offers excellent leisure and lifestyle options. The Holland Sports Club is a thriving hub for cricket, rugby, football, tennis, and more, while Barton Marina, set alongside the tranquil Trent and Mersey Canal, provides waterside walks, moorings for narrowboats, boutique shops, restaurants, a pub, and an independent cinema—all contributing to a vibrant local atmosphere.

Families are well served by a strong selection of schools, including Thomas Russell Infants and Juniors and the highly regarded John Taylor High School, all of which enjoy excellent reputations within the region. Esteemed independent schools such as Repton, Lichfield Cathedral School, and Denstone College are also easily accessible.

Superbly connected, the village offers excellent access to the A38, A50, and M6 Toll, providing swift links to Derby, Nottingham, Leicester, and Birmingham. Rail travel is equally convenient, with mainline services to London from nearby Lichfield Trent Valley and Burton-on-Trent. East Midlands and Birmingham International Airports are both within easy reach for international travel.





INFORMATION

Services, Utilities & Property Information:

Tenure: Freehold

Council Tax band: G

Local Authority: East Staffordshire District Council

EPC: Band E

Property construction: Standard brick and tile

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Main

Heating and hot water : Supplied from the eco-efficient Windhager biomass heating system.

Broadband: FTTC / Standard Fibre Broadband connection available - we advise you to check with your provider.

Mobile signal/coverage: 5G mobile signal is available in the area - we advise you to check with your provider.

Parking: Triple garage, off road parking for four vehicles.

Driveway: The main driveway and courtyard are shared and maintained by Gower Grange Management Company. Each of the six properties with access contributes an annual fee of £200 towards its upkeep.

None of the services, appliances, heating installations, plumbing or electrical systems have not been tested by the selling agents.

Directions: Please use what3words app - chats.parting.ideals

For more information or to arrange a viewing please contact Anthony Taylor.

The Old Parsonage, Barton Under Needwood

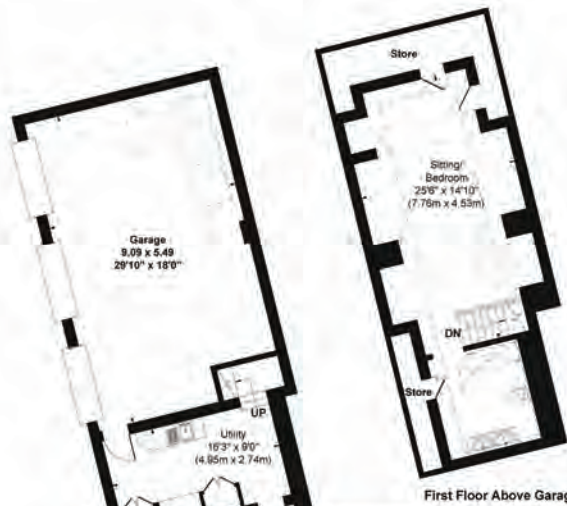
Approximate Gross Internal Area

Main House = 439 sq.m/4722 sq.ft

Outbuilding = 14 sq.m/152 sq.ft

Garage = 102 sq.m/1096 sq.ft

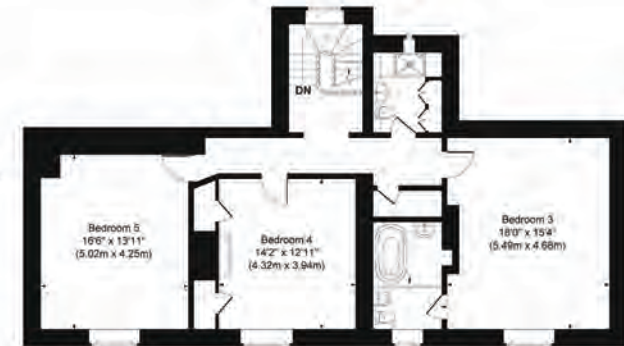
Total = 555 sq.m/5970 sq.ft



First Floor Above Garage



Outbuilding



Second Floor



First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	52 E	
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale.

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ANTHONY TAYLOR

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Anthony has specialised in selling premium and rural properties in Derbyshire for over 20 years, gaining an in-depth knowledge of the affluent suburbs of Derby and the surrounding villages that lie within South Derbyshire, Derbyshire Dales and the Peak District.

Anthony's experience and passion combined with the specialist marketing techniques and sale processes fine and country offer help gain the best possible results for his clients and their purchasers to find their dream home.

Married and a proud father of 3, Anthony was born in Derbyshire, spending formative years in Nottinghamshire before attending University. His property career began in Hampstead, London - drawn back to rural roots and sporting interests joining a premier firm in Derbyshire.

Agent Testimonial

"We have worked with Anthony directly on two previous occasions when selling our home. In both cases, Anthony's knowledge, input, integrity and support have been first class' January 2022

"If you want correct advice first time, an accurate appraisal and more importantly a better house selling experience - I could not recommend Anthony highly enough, and he is a thoroughly nice chap to boot!" February 2022

THE FINE & COUNTRY
FOUNDATION

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Visit fineandcountry.com/uk/foundation

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