



Offers In Excess Of £700,000

6 Bedroom Cottage for sale

69 Wales Lane, Barton Under Needwood, Burton-on-Trent



EweMove
SALES AND LETTINGS



Overview

BOOK YOUR VIEWING AT THE HOME LAUNCH WEEKEND EVENT 4th & 5th MAY - CALL 24/7 OR VISIT OUR EWEMOVE WEBSITE to view this Grade II listed property originating in the Medieval era. The property offers charm and character and sits on a sizable plot. Having been extended over the years it now offers an abundance of flexible living space. VIEWING ESSENTIAL.



Key Features

- HOME LAUNCH WEEKEND EVENT 4TH & 5TH MAY
- Call NOW 24/7 or enquire online to View
- Grade II Listed Cruck Beam Cottage
- Versatile Accommodation
- Large Double Garage
- Secluded 0.2 Acre Garden With Organic Kitchen Garden
- Sought After Village
- Close to Excellent Local Amenities
- John Taylor Catchment
- CHAIN FREE









INTRODUCING THE BARN COTTAGE

Nestled within the pages of history, Barn Cottage stands as a testament to the ages, preserving its character and charm for those with a keen eye for the extraordinary. This unique Grade II Listed residence, originally crafted in the late Medieval era, proudly boasts its Cruck Beam heritage. The building has gracefully expanded over the years. This four bay, two storied house has an array of seven gabled dormers. The rustic brickwork, a nod to its ever-evolving history, tells tales of resilience and adaptation.

Over the years, The Barn Cottage has expanded its footprint, transforming cowsheds and dairies. Step inside, and you'll find interiors that are as versatile as they are enchanting. With the potential for ancillary accommodation or a work-from-home suite, Barn Cottage caters to modern living needs without compromising its timeless appeal.

MAIN ACCOMMODATION

A grand entrance hall provides a light and spacious reception with quarry tiled flooring and glazed double doors where you can relax in the swinging wicker chair and take in the idyllic views over the garden.

The main reception hall beckons you into two reception rooms formed from what was once the Medieval Hall. The living room has beautiful oak flooring, a feature gas fireplace and a cupboard where you can serve up your favourite tipple! The dining room has quarry tiled flooring and features an inglenook fireplace housing an open fire.

A breakfast kitchen which includes two ovens, an induction hob and a dishwasher, provides access to the rear garden, and a separate wc completes the ground floor space.

Upstairs there are four inviting bedrooms (master with a dressing area) all



served by a family bathroom and a separate wc.

Sitting above the garage is a first-floor suite with an open plan living/bedroom with a beautiful vaulted ceiling along with an adjoining kitchen and a separate shower room. This could easily be transformed into a splendid master bedroom suite.

The main reception hall also ushers you into ancillary accommodation which is also accessible via an external door from the rear garden. The accommodation comprises a utility room which currently houses a sink and integral washer/dryer, a shower room, a living room/ home office, and a bedroom with a skylight, making it the perfect space for a home office suite or a welcoming annexe for family and friends. Furthermore, a door leads down into a hidden wine cellar!

DOUBLE GARAGE

A generous double garage awaits your vehicles at the front via a gated entrance as well as an electric door.

GARDENS

A side gate provides convenient access into the lush gardens. The established gardens embrace your privacy, creating a seamless connection between indoors and outdoors. These gardens, a paradise for green thumbs, extend over an enviable 0.2 acres, complete with formal lawns and an organic kitchen garden brimming with soft fruits and vegetables.

BARTON-UNDER-NEEDWOOD

Set in the prime location of Barton under Needwood, the property is within John Taylor catchment and benefits from an excellent range of shops and amenities. Centred around the character high street are traditional village pubs, a cafe, the Co-Op general store and boutique gift shops. It is also a short walk to the highly popular Barton Marina.

LOCATION

The nearby A38 provides links to the Cathedral City of Lichfield, Burton-

On-Trent and the larger Cities of Derby and Birmingham.

MUST BE VIEWED

Barn Cottage is not just a house; it's a living testament to history, offering endless possibilities and a space to grow into and cherish for generations to come. Step into the past, embrace the present, and envision your future in this exquisite Grade II Listed period home.

Contact us today to schedule your private viewing of this timeless masterpiece. Your new chapter awaits!

Floorplans



TOTAL FLOOR AREA : 3362 sq.ft. (312.3 sq.m.) approx.

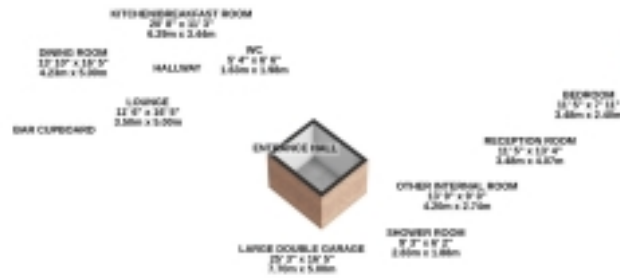
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplans

BASEMENT
66 sq.ft. (6.2 sq.m.) approx.



GROUND FLOOR
1833 sq.ft. (170.3 sq.m.) approx.



1ST FLOOR
1463 sq.ft. (135.9 sq.m.) approx.



TOTAL FLOOR AREA : 3362 sq.ft. (312.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



Marketed by EweMove Barton-Under-Needwood & Lichfield

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