



For Sale

The Smithy Efflinch Lane, Barton under needwood

£525,000

 **3**

 **2**

CHARMING THREE BEDROOM DETACHED BARN CONVERSION WITH MANY ORIGINAL FEATURES IN THE HEART OF BARTON-UNDER-NEEDWOOD.

Offered with no upward chain, this unique character three bedroom barn conversion presents a rare opportunity in the highly coveted village of Barton-under-Needwood. Retaining a wealth of original charm, with vaulted ceilings and exposed wooden beams throughout, the property boasts: a welcoming reception hall; a spacious dining kitchen with a dramatic vaulted ceiling and a focal point Everhot cooker; a guest WC; an impressive lounge with a feature fireplace and log burner, perfect for cosy evenings; three double bedrooms, including a master with ensuite; and a separate shower room. Externally, a driveway provides off-road parking for 2-3 vehicles, complete with an electric car charging point and a charming, private rear garden with an array of mature shrubs & trees, paved patio area, large shed, greenhouse and side gate leading to Main Street. The true allure of this home lies in its enviable position: perfectly central within the village, yet remarkably private. The delightful rear garden provides a tranquil escape, while the convenient side gate offers immediate access to Main Street and the vibrant array of amenities within easy walking distance.

Ideally located in the heart of Barton under Needwood, this home is just a few minutes' walk from the village's 'Outstanding' rated schools and an excellent range of amenities. This desirable village boasts a thriving community perfect for both families and couples, with a charming high street featuring a Co-op, coffee shop, gift shops, a post office, pubs, a GP surgery, a dispensary pharmacy, and a stunning Tudor church. The Holland Sports Club offers various sporting activities, including rugby, football, cricket, and tennis.

Additionally, Barton Marina offers picturesque walks around its lakes and marina, along with a variety of shops, charming cafes, and the Red Carpet Cinema.

The village is served by Ofsted-rated 'Outstanding' schools such as Thomas Russell Infants and Juniors and John Taylor High. Nearby Burton on Trent and Lichfield provide rail travel to

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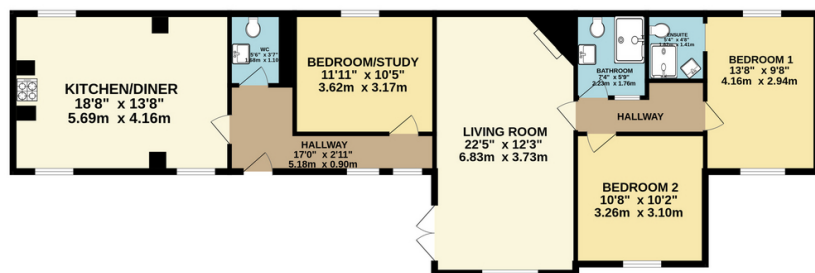


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GROUND FLOOR



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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- UNIQUE CHARACTER BARN CONVERSION LOCATED IN THE HEART OF THE VILLAGE
- NO UPWARD CHAIN
- MANY ORIGINAL FEATURES
- SPACIOUS DINING KITCHEN WITH VAULTED CEILING
- THREE DOUBLE BEDROOMS
- ENSUITE TO MASTER PLUS SEPARATE SHOWER ROOM
- PRIVATE REAR GARDEN
- DRIVEWAY WITH ELECTRIC CHARGING POINT

