



# Waveney

155 EFFLINCH LANE, BARTON-UNDER-NEEDWOOD, DE13 8EY

**Rebecca Adams**

The Staffordshire Prestige Property Expert





# Waveney

Guide Price £895,000

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Waveney is a charming five bedroom detached family home situated in the sought after village of Barton under Needwood. Set back from the road behind a large driveway, the first impressions of this imposing property are incredible.

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*To see video, legal pack and  
more information scan QR code*





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**Waveney is a home that offers the perfect blend of classic elegance and modern comfort and retains many original 1920s characteristics. Occupying a generous plot of approx. 1/3 acre the property enjoys beautifully landscaped private gardens.**

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**Property at a glance**

Charming 1920s character home

5 Bedrooms

2 Bathrooms

Full of Character and Charm

0.3 acre plot

Parking for several cars

3 Large Reception Rooms

EPC Rating – D







Waveney is a beautiful period home nestled in the picturesque village of Barton-under-needwood. Boasting five bedrooms and situated on a generous 0.3 acre plot, this residence features tastefully presented interiors and retains many original 1920s characteristics. These include distinctive character doors, traditional ceiling coving, original fireplaces and the original staircase with it's exquisite panelling.

Sympathetically extended over time, this elegant village home provides spacious family interiors that cater to contemporary living needs, including the flexibility for a home office or annexe accommodation.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

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### Ground Floor

The welcoming reception hall leads off to three inviting reception rooms to include a spacious dining room with bay window to the front and original fireplace, an impressive sitting room with feature fireplace and walk in bay window to the rear, and a generous family room. There is a study to the front of the house with feature shelving and an L-shaped dining kitchen complete with log burner, granite worktops and Range style cooker. There is a good sized utility room and a newly refurbished cloakroom.

### First Floor

The airy landing leads off to five bedrooms, four of which are doubles, there is an ensuite shower room to the master suite and a stylishly refitted family bathroom. The master bedroom also features a Juliette balcony offering a delightful view over the expansive rear garden.

### Outside

Outside the impressive garden extends to 0.3 acre and features beautifully landscaped rear gardens with multiple seating areas and a pretty summer house with a bar inside, providing the perfect space to unwind and relax after a busy day. There is a meticulously maintained foregarden and ample parking on the generous driveway. The property benefits from an open outlook over farmland to the front, enhancing it's tranquil village setting.





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## The Seller's View

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"We were attracted to Barton under Needwood by the quality of life and educational prospects for our children. We have not been disappointed. There is a fantastic social life in Barton with numerous pubs and societies on offer. Our children have grown up in a lovely environment, making lots of friends and receiving an excellent education in the local schools".

"Barton has been a great move for us, the people here are so welcoming and friendly. The surrounding countryside is lovely. We've enjoyed the many walking and cycling opportunities in Barton and the surrounding area."





## Directions

Heading from Lichfield, head north-east towards Swan Rd and then turn right onto Swan Rd. At the roundabout take the 3rd exit onto The Friary, at the next roundabout continue straight onto Birmingham Rd/A5127. At the roundabout take the 1st exit onto Lichfield Southern Byp/A461 and turn right onto London Rd/A5206. At Swinfen Interchange, take the 1st exit onto the A38 slip road to M1 N/Burton/Derby. Continue on the A38. Turn left towards Dogshead Lane and then turn right. Turn left onto Efflinch Lane and after approx. 1/4 mile the property will be on the right.

## Services

Main water, gas and electric

## Tenure

Freehold

## Local Authority & Tax Band

East Staffordshire Borough Council  
PO Box 8045  
Burton-on-Trent  
DE14 9JG  
Tel: 01283 508000  
Tax band - F

## Viewing Arrangements

Viewing strictly by appointment with sole agent  
Rebecca Adams 0771 5763563  
rebecca@thepropertyexperts.co.uk

## Amenities/Distances

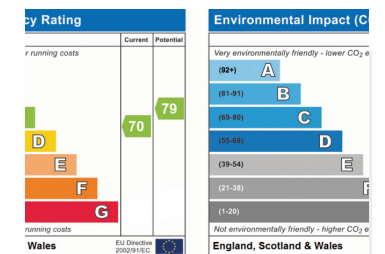
Burton-on-Trent Railway Station 4.8miles

Lichfield Trent Valley Railway Station 5.9miles



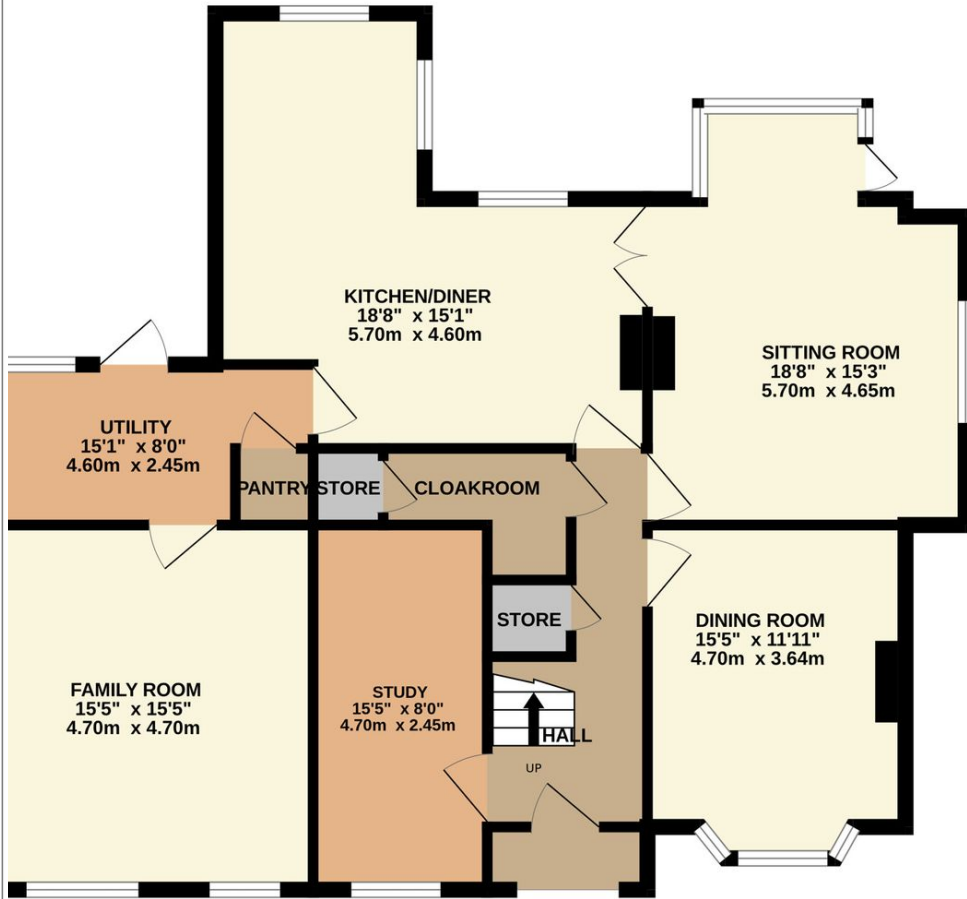
### AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

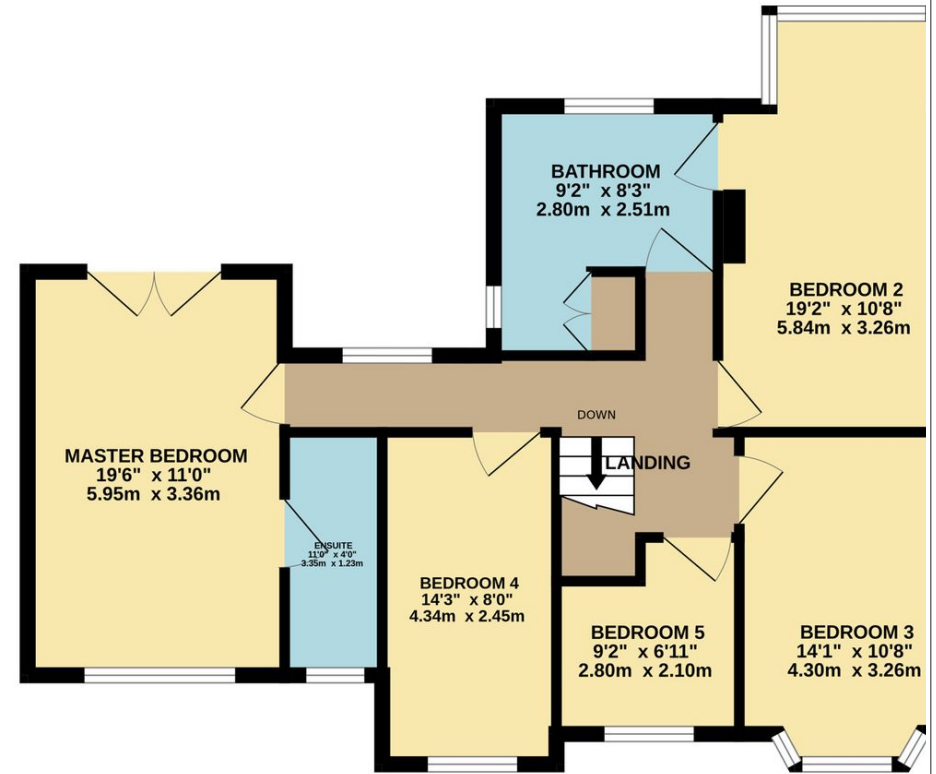




GROUND FLOOR



1ST 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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# About the Area

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## Barton-under-needwood

The village dates back to the medieval period, with its name 'Barton' deriving from Old English, meaning a barley farm. 'Needwood' refers to the nearby ancient Needwood Forest. The village is surrounded by picturesque countryside, with nearby natural features such as Barton Marina which is a popular leisure spot offering shops, restaurants, a cinema and scenic walks along the marina and around the lakes. Located approximately 4 miles southwest of Burton-upon-Trent and about 24 miles northeast of Birmingham, the village is well connected by road with easy access to the A38, providing routes to major cities such as Birmingham and Derby, making it convenient for commuters. There is also a good bus service providing routes to Lichfield and the surrounding villages and nearby train stations at Lichfield and Burton.

The village is home to excellent primary, junior and senior schools including the John Taylor High School, which is highly regarded in the area.

There are various recreational facilities, including sports clubs, parks and a community centre and the village hosts annual events such as the Barton Family Festival and the Barton Garden Festival, which draws visitors from the surrounding areas.

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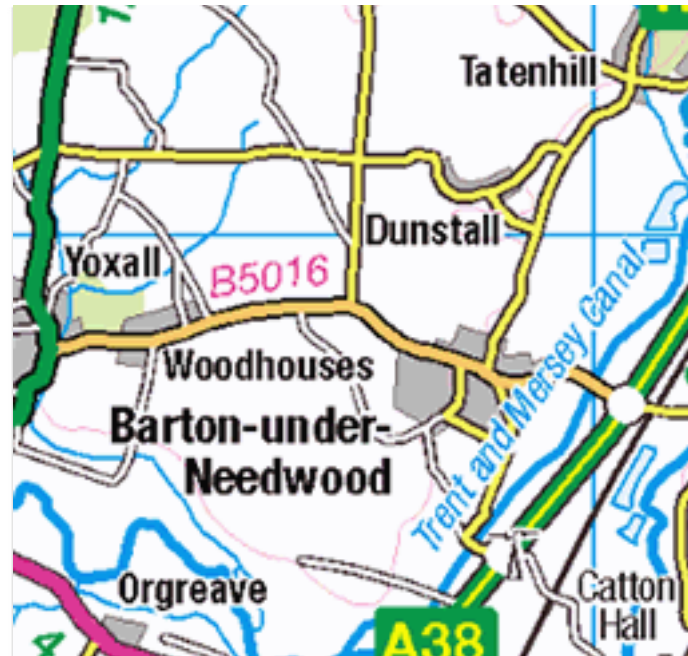
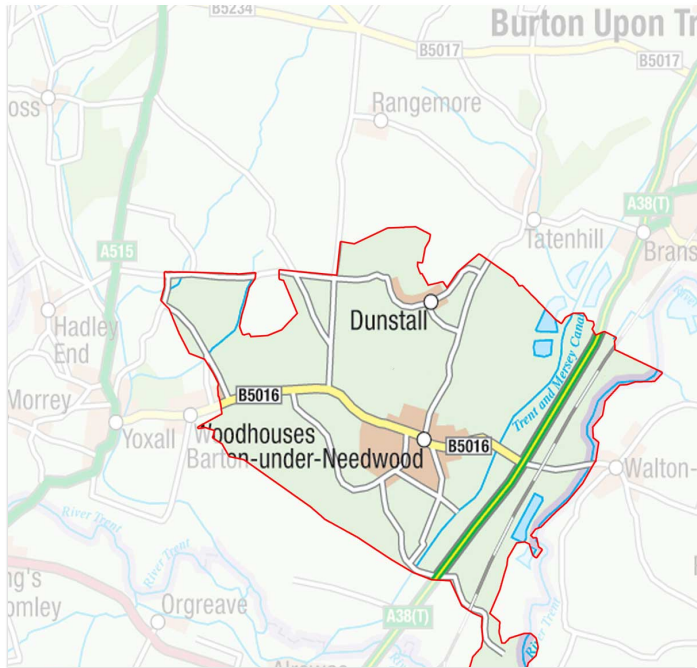


Barton under Needwood, St James's Church

© Alf Beard 2007



**Plot Size:** 0.35 Acres 1,415.00 sq.m



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# Rebecca Adams

The Staffordshire Prestige Property Expert

☎ 01283 268269

🌐 [thepropertyexperts.co.uk](http://thepropertyexperts.co.uk)

✉ [rebecca@thepropertyexperts.co.uk](mailto:rebecca@thepropertyexperts.co.uk)

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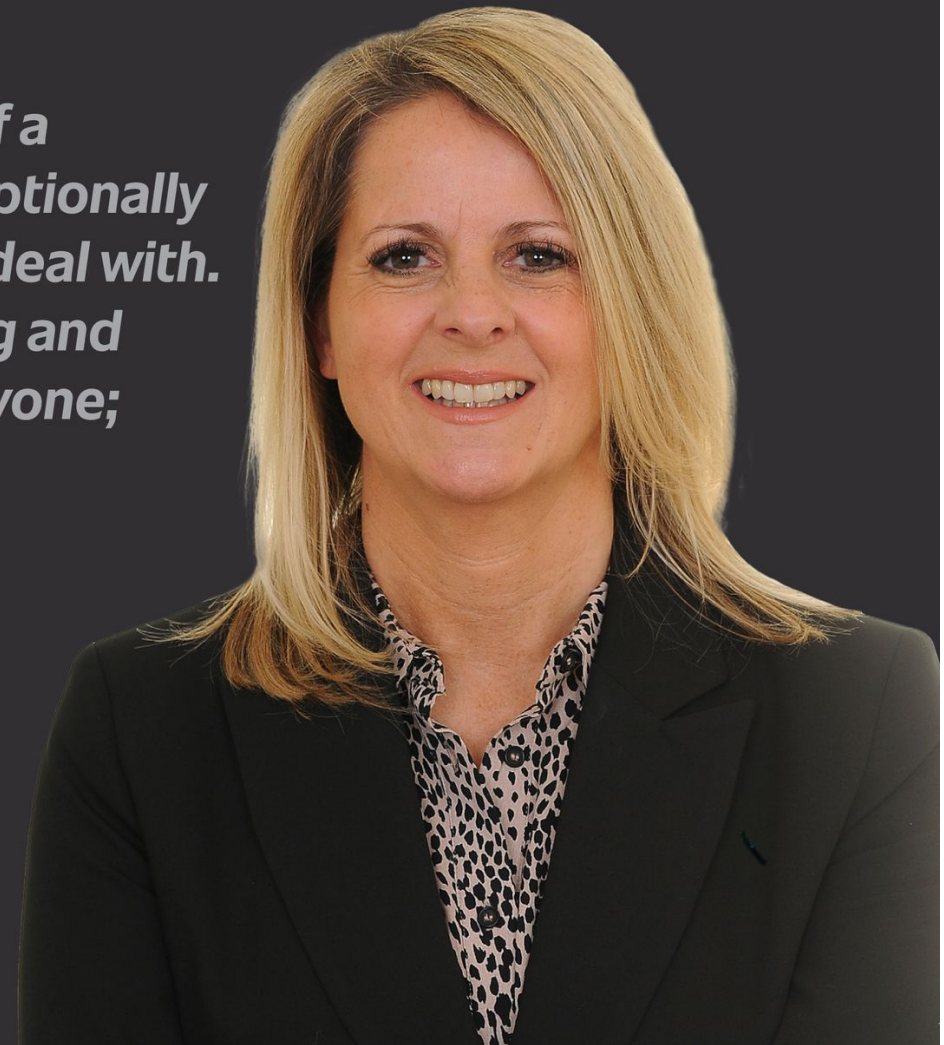
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***“Rebecca Adams acted on our behalf for the sale of a rental property in Burton on Trent. Rebecca is exceptionally professional, prompt, competent and pleasant to deal with. The property was sold at a good price in a changing and challenging market. I’d recommend Rebecca to anyone; an authentic and credible professional.”***



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