



Radhurst Grange 78 Main Street, Barton under Needwood,
Staffordshire, DE13 8AA

 Parker
Hall

Set prominently in the heart of Barton under Needwood is Radhurst Grange, an exquisite Georgian period residence offered with no upward chain, benefitting from traditionally well proportioned and beautifully preserved interiors and an exceptional mature garden plot. With strong historic links to the nearby Dunstall Hall and Estate, this handsome Grade II Listed property boasts a rich history within the village and is thought to date back to 1727, where it was built by former owners of Dunstall Hall, the Arkwright family. Since then, Radhurst Grange has primarily remained a residential home. The property showcases a wealth of historic character throughout including a grand staircase with carved oak banister and original panelling, window seats and shutters, with the extensive accommodation offering plenty of space for a growing family and potential to develop further to suit (subject to relevant permissions). The established grounds extend to 0.75 acre and are an excellent feature to Radhurst Grange, have double gates opening from the road and being home to a variety of mature foliage, shrubs and trees.

- Exceptional Georgian Residence - Offered with No Onward Chain
- Established 0.75 Acre Garden Plot
- Reception Hall & Guests Cloakroom
- Second Floor Ripe for Conversion
- Car Ports, Work Shop & Outbuildings
- Grade II Listed & Superb Potential
- Three Reception Rooms & Breakfast Kitchen
- Four Double Bedrooms, Bathroom & Shower Room
- Walled Formal Gardens with Orchard
- Central Location on Character High Street



The interiors to this outstanding period home comprise central reception hall, three generously proportioned reception rooms, breakfast kitchen, side hall and guests cloakroom to the ground floor, with four double bedrooms to the first floor serviced by a modern bathroom and additional shower room. The extensive second floor is access via the grand Grade II Listed staircase and offers superb potential for conversion into additional bedroom space, to create a stunning master suite or to convert into a self-contained apartment. Outside, the mature grounds lie beyond a gated and walled boundary. A generous driveway provides parking for a number of vehicles, there are a range of outbuildings providing storage and a car port. The property is serviced by mains gas central heating and is a privileged opportunity for the next owner to be part of the antiquity of Radhurst Grange.

The desirable village of Barton under Needwood offers an array of amenities including coffee shops, gift shops, traditional pubs, a post office, Co-Op general store, GP surgery, dental practice, library and a stunning Tudor church, the pews of which were reclaimed to feature within the property's dining room. Holland Sports club is a short walk from the property and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more. The village is well served by an Ofsted rated 'Outstanding' school system, having the Thomas Russell Infants and Juniors feeding into the John Taylor Specialist Science School, all of which lie within walking distance of the property. Independent schools including Lichfield Cathedral, Repton and Denstone are also within a convenient drive. Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll are within easy reach and the village is ideally placed for travel to the international airports of East Midlands, Birmingham and Manchester.

Reception Hall 8.6 x 2.67m (28'2" x 8'9")

Drawing Room 5.25 x 4.26m (17'2" x 13'11")

Reading Room 4.5 x 3.9m (14'9" x 12'9")

Dining Room 5.1 x 4.56m (16'8" x 14'11")

Breakfast Kitchen 6.08 x 4.07m (19'11" x 13'4")

Master Bedroom 4.5 x 4.3m (14'9" x 14'1")

Bedroom Two 4.7 x 3.9m (15'5" x 12'9")

Dressing Room 2.4 x 2.0m (7'10" x 6'6")

Bedroom Three 4.7 x 4.4m (15'5" x 14'5")

Bedroom Four 4.2 x 2.75m (13'9" x 9'0")

Bathroom 3.36 x 2.33m (11'0" x 7'7")

Shower Room 3.36 x 1.07m (11'0" x 3'6")

Second Floor Landing 3.4 x 2.7m (11'1" x 8'10")

Kitchen 4.3 x 3.2m (14'1" x 10'5")

Bedroom 4.3 x 3.8m (14'1" x 12'5")

Games Room 4.7 x 4.5m (15'5" x 14'9")

Bedroom 4.7 x 4.3m (15'5" x 14'1")

Loft Storage 4.75 x 4.5m (15'7" x 14'9")

'Toy Store' 3.0 x 2.02m (9'10" x 6'7")

Car Port 5.6 x 3.0m (18'4" x 9'10")

Workshop 5.7 x 1.95m (18'8" x 6'4")

Car Port 4.7 x 2.85m (15'5" x 9'4")



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 that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

The Property Misdescriptions Act 1991: 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.