



1 Forest Barn Cottage, Barton Gate, Barton under Needwood, DE13 8BP

Offered with the benefit of no upward chain is this charming and generously extended four bedroom character home, enjoying a desirable setting on the borders of Barton under Needwood. Enjoying panoramic rural views from both inside and outside, this attractive family home is set on an established 0.2 acre plot with an adjacent 0.6 acre field available by separate negotiation, having been significantly upgraded over time to include an extension and loft conversion, solar panels with a feed in tariff, an air source heat pump and under floor heating to the entire ground floor, encouraging efficient running costs and future proofing.

The generous garden plot enjoys a sunny west-facing aspect to the rear, extending to a superb size and offering plenty of space to enjoy the peaceful location and stunning views. The adjacent field also offers potential

for leisure or business use, subject to relevant permissions. To the front there is private parking for numerous vehicles, and a workshop and shed are included in the sale, with the workshop being ideal as a home gym or office. Inside, three reception rooms offer plenty of flexible living accommodation in addition to a fabulous open plan living and dining kitchen with part-vaulted ceilings and bifold doors opening out to the rear gardens, and there is a cloakroom to the ground floor also. Upstairs, four bedrooms (three doubles) are set to the first floor sharing use of a family bathroom and a master en suite with Jack & Jill access onto the landing, and the loft has been converted into a generous and versatile space ideal as a home office, games room or occasional bedroom. The property is serviced by a private drainage system, double glazed windows and central heating via an eco-conscious Air Source Heat Pump.

The property benefits from a desirable address on the peaceful rural outskirts of Barton under Needwood, with superb amenities, excellent schools and local commuter routes all within easy reach. This desirable rural community is home to coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, and a stunning Tudor church. Holland Sports club lies in the heart of the village offering an array of sporting activities for all ages including rugby, football, cricket, tennis and more, and the local centres of Burton on Trent and the Cathedral City of Lichfield both more comprehensive leisure and shopping facilities including an assortment of supermarkets, shops, gyms and golf clubs.

The village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School, with the John Taylor Free School also being within a short drive. Alternatively there are an excellent array of independent schools nearby including Lichfield Cathedral, Repton and Denstone.

Well placed for commuters, rail travel to Birmingham, Derby and London can be found in

Burton and Lichfield, the commuter roads of A38, A50 and M6 Toll are all within a short drive and the property is a short drive from the International airports of East Midlands and Birmingham.

- **Semi Detached Cottage in Delightful Rural Setting**
- **Exceptional Views & Generously Extended**
- **0.2 Acre Garden & 0.6 Acre Field Available by Separate Negotiation**
- **Solar Panels with FiT included in Sale**
- **Air Source Heat Pump- Under Floor Heating to Ground Floor**
- **Offered with No Upward Chain**
- **Desirable Setting on Rural Village Borders**
- **Three Spacious Reception Rooms**
- **Open Plan Living & Dining Kitchen**
- **Four Good Sized Bedrooms**
- **Ensuite, Family bathroom & Cloakroom**
- **Versatile Loft Studio/Occasional Bedroom**
- **Ample Parking & Generous West Facing Gardens with Workshop/Gym/Office**
- **Stunning Open Views to Front & Rear**
- **'Outstanding' School Catchment**
- **Double Glazed & Private Drainage**



A five bar gate opens to the side of the property where there is access into the rear garden and to the **Open Plan Kitchen** via a stable door, or alternatively the original entrance to the front is accessed via the driveway where composite entrance door opens into:

Sitting Room 4.23 x 3.65m (approx. 13'10 x 11'11)

A charming reception room having a window to the front and a feature period fireplace with open chimney. A thumb latch door leads into:

Family Room 3.5 x 3.04m (approx. 11'6 x 9'11)

Ideal as a playroom or snug, having a window to the rear, quarry tiled flooring and stairs rising to the first floor accommodation with storage beneath. A door leads through to:

Open Plan Living & Dining Kitchen 6.6 x 6.12m (approx. 21'8 x 20'0)

A fabulous open plan space which has been extended to create options for dining and living areas as well as a comprehensively fitted kitchen. The **Kitchen** comprises cream wall and base units with oak work surfaces over, housing an inset sink with side drainer, space for an American fridge freezer and integrated appliances including dishwasher, Neff oven with warming drawer and induction hob with counter-level extractor. There is an entertaining style breakfast bar to one side of the island unit, quarry tiled flooring extends to into the living and dining area where bifold doors open out to the rear gardens. Cupboard house spaces for a washing machine and tumble dryer, there are full height windows to the side providing plenty of light and a further window from the kitchen overlooks garden and rural views

Dining Room 5.57 x 4.45m (approx. 18'3 x 14'7)

Another generous reception room having dual aspect windows enjoying open views, exposed floorboards and an elegant period open fireplace

Cloakroom

Comprising fitted wash basin, WC, a window to the side and quarry tiled flooring





Stairs rise to the **First Floor Landing** where there is a window to the rear aspect and a door opens to a second paddle staircase which rises to the second floor studio. Character doors open into:

Master Bedroom 4.46 x 3.23m (approx. 14'7 x 10'7)

A spacious principal bedroom having dual aspect windows enjoying open views and a range of fitted wardrobes. A door opens into:

En Suite Shower Room 3.3 x 2.37m (approx. 10'9 x 7'9)

Fitted with a traditional suite having a marble topped wash basin set to vanity unit, WC and double shower, with tiled flooring, dual aspect windows and a Jack & Jill style door leading back onto the landing

Bedroom Two 3.65 x 3.6m (approx. 11'11 x 11'10)

Another good sized double room having a window to the front, a range of fitted wardrobes and an original fireplace

Bedroom Three 3.02 x 2.7m (approx. 9'11 x 8'10)

Another double bedroom having a window to the Rear

Family Bathroom 3.7 x 2.53m (approx. 12'1 x 8'3)

A traditional four piece suite comprises pedestal wash basin, WC, roll top freestanding bathtub and separate shower, with tiled flooring and a window to the side. A door opens into:

Bedroom Four 3.07 x 2.4m (approx. 10'1 x 7'10)

With a window to the rear aspect

A padel staircase rises to the **Second Floor** which is laid to a generous space ideal as an occasional bedroom, games room or home office

Loft Studio 8.4 x 2.92m (approx. 27'6 x 9'7)

Two rooms offer plenty of living/bedroom space, and skylights to each room enjoy far-reaching rural views. Doors open to either side into useful eaves storage

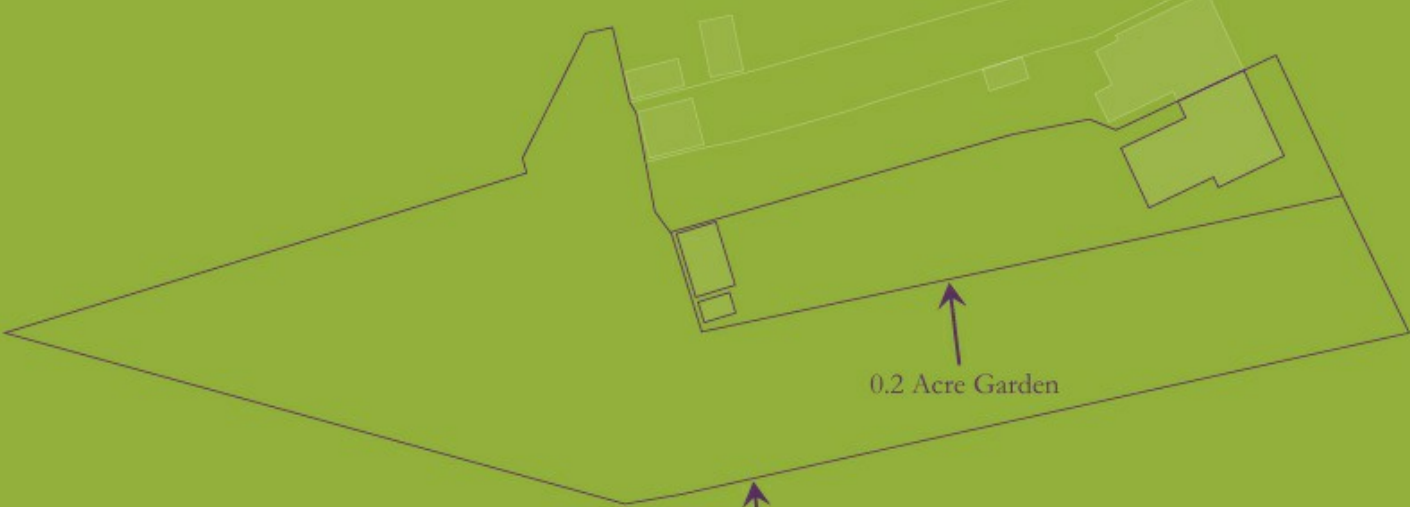


Views to Front



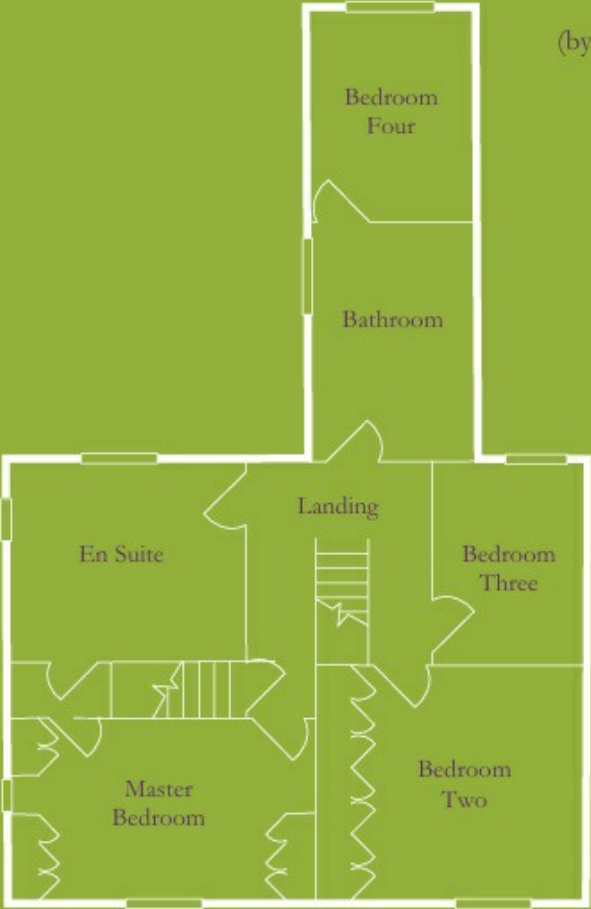
Views to Rear

Floor Area: 2,185 ft²

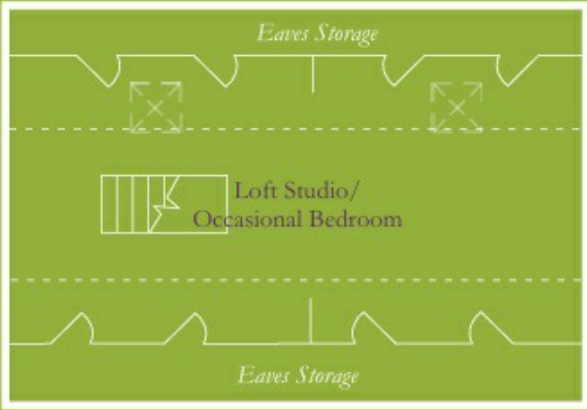


0.2 Acre Garden

0.6 Acre Field
(by separate negotiation)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





Outside

The cottage resides on the borders of Barton under Needwood, being approached along a quiet lane and positioned within a collection of characterful homes and conversions. To the front aspect idyllic farmland views can be appreciated, and the property offers ample parking to the front aspect where there is gated access also leading into the rear garden

0.2 Acre West Facing Gardens

Extending to a superb size, the beautifully tended garden is laid to a paved terrace and lawns edged with mature hedged boundaries. There is a garden shed included in the sale as well as a **Workshop** with power, lighting and double entrance doors to the front. The workshop is arranged in two rooms with one side currently set up as a gym, each measuring 5.23 x 2.49m (approx. 17'2 x 8'2) The garden is bordered by delightful views over the surrounding farmland and countryside. The property benefits from exterior power, water and both lantern and halogen lighting, as well as a water point to the workshop

Accessed via a gate from the lane is a further **0.6 Acre Field** available by separate negotiation, presenting a variety of leisure or business opportunities (subject to relevant permissions)



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