

5 St James Court, Barton under Needwood, DE13 8HN

PH RESIDENTIAL

Ideally positioned in the heart of Barton under Needwood is this traditionally styled four bedroom detached residence, set within a secluded west facing garden plot within this desirable private courtyard. Enjoying views towards St James' church, this generously appointed family home has been maintained to an exceptional standard throughout, offering versatile accommodation including four excellent double bedrooms, being ideal to suit a growing family looking for a tranquil setting within this thriving village community.

To the front, the property enjoys a pleasant outlook over the landscaped court and towards St James' Church tower, with private parking for four vehicles and a double garage set to the front aspect. The impressive central reception hall features a characterful stained glass arched window to the rear, with double doors opening into the spacious lounge with wood burning stove. Also to the ground floor are two further reception rooms and a family breakfast kitchen presenting scope to remodel to create open plan living if desired. There is a cloakroom with ample storage space as well as a large utility room with direct access into the double garage.

The first floor landing leads into four excellent double bedrooms, with the principal bedroom having a dressing area and en suite. The three additional double bedrooms share use of the family bathroom, and the front facing windows all enjoy a tranquil outlook towards the Church. To the rear, the south-west facing garden is well tended throughout, having a pretty water feature, a sunken seating area and a further wildlife pond, all bordered by character brick walls. The property is serviced by wooden double glazing, mains gas central heating and mains drainage.



The property benefits from a desirable address in the heart of Barton under Needwood, within a surprisingly peaceful and secluded private courtyard neighbouring the village church. The handsome High Street is just a few steps away, being home to coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, pharmacy and dental practice, with Holland Sports Club hosting an array of sporting activities for all ages throughout the year.

The village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School, all of which can be reached within a short walk, and the John Taylor Free School is also a few minutes drive away. A number of highly regarded independent schools are also within a short drive, including Repton, Lichfield Cathedral and Derby Grammar.

The nearby Barton Marina with its picturesque lakeside walks and boutique shops, eateries and Cinema is just a few minutes away. For further amenities, the local centres of Burton on Trent and the Cathedral City of Lichfield both offer a variety of restaurants, bars and shopping facilities, golf and health clubs.

For commuters, rail travel to Birmingham, London and beyond can be found in both Lichfield and Burton on Trent. 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 and Birmingham.

- **Traditional Detached Village Home**
- **No Upward Chain**
- **Exclusive Private Courtyard Setting**
- **Generously Proportioned Interiors**
- **Three Spacious Reception Rooms**
- **Breakfast Kitchen & Spacious Utility**
- **Reception Hall & Cloakroom/Guests WC**
- **Four Excellent Double Bedrooms**
- **Master En Suite & Family Bathroom**
- **West Facing Walled Garden**
- **Double Garage & Parking for Four**
- **Tranquil Setting with Church Views**
- **Desirable Village Location with Excellent Amenities**
- **'Outstanding' School Catchment**
- **Well Placed for Commuter Routes & Rail Travel**

Reception Hall 6.11 x 2.26m (approx. 20'0 x 7'4)
The front door opens into this central hallway, having solid oak flooring and impressive tall ceilings which extend throughout the property. Stairs rise to the first floor accommodation having a feature arched stained glass window to the rear, and double doors opening into:

Lounge 6.1 x 4.12m (approx. 20'0 x 13'6)
A beautifully presented dual aspect reception room, having a window to the front, French doors opening out to the rear and a wood burning stove

Dining Room 5.2 x 3.23m (approx. 17'0 x 10'7)
Another well presented and spacious reception room having French doors opening out to the rear gardens and a serving hatch through to the kitchen

Study/Family Room 3.56 x 3.2m (approx. 11'8 x 10'5)
An ideal home office or playroom, having a window to the front

Breakfast Kitchen 4.45 x 2.8m (approx. 14'7 x 9'2)
A range of wall and base units with granite work surfaces over house an inset Belfast sink, a dual fuel range cooker and integral appliances including dishwasher and microwave, with a windows to side and rear overlooking the well tended gardens. There is a solid oak breakfast bar to one side, the kitchen has tiled flooring and a door opens into:

Utility 2.8 x 2.76m (approx. 9'2 x 9'0)
Fitted with base units housing a Belfast sink and provisions for a washing machine, the utility has tiled flooring, space for an American fridge freezer and doors opening both into the garage and out to the rear gardens

Cloakroom
Accessed from the Reception Hall, this guests' WC and cloakroom has a pedestal wash basin and WC, with an obscured window to the front and ample storage space for coats and shoes












KITCHEN NOTES



Stairs rise to the **Part Galleried Landing,** having an elegant arched window facing the rear at the half landing. A door opens to the **Airing Cupboard,** there is access to the loft and doors open into:

Master Bedroom 6.11 x 3.32, 2.34m (approx. 20'0 x 10'10, 7'8)
A generous principal bedroom suite having a window to the rear, a further window to the front enjoying courtyard and church views from the **Dressing Area**, and private use of:

En Suite 2.24 x 1.75m (approx. 7'4 x 5'8)
Comprising wash basin and WC fitted to vanity units and walk

Bedroom Two 4.17 x 3.3m (approx. 13'8 x 10'9) – max
Another double room having a window to the rear with pleasant garden views

Bedroom Three 4.1 x 2.73m (approx. 13'8 x 8'11)
With a window to the front enjoying church views

Bedroom Four 3.28 x 2.73m (approx. 10'9 x 8'11)
A fourth double bedroom having a window to the front

Family Bathroom 2.2 x 1.8m (approx. 7'2 x 5'10)
Comprising a three piece suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled walls, a heated towel rail and an obscured window to the rear









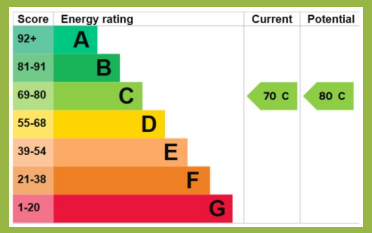




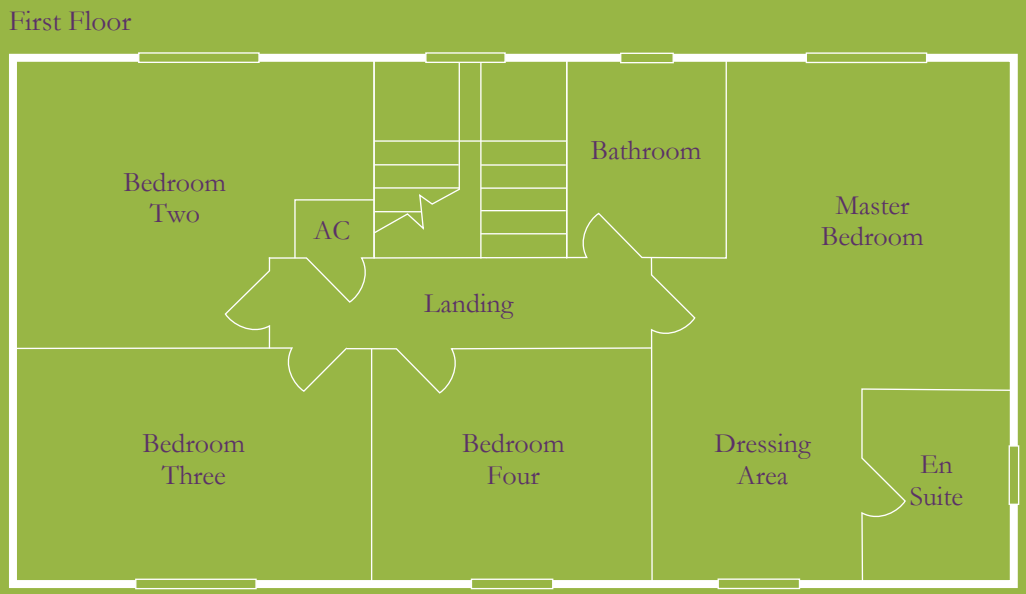




Floor Area: 1,883 ft² / 175 m²







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Outside
A private lane positioned beside St James Church leads into the block paved Court, leading in turn to a block paved driveway belonging to the property providing parking for four vehicles. Gated access opens to a walkway leading around the outside of the property and into the rear garden, providing a useful storage area and wheelie bin store

Double Garage 5.97 x 4.92m (approx. 19'6 x 16'1)
With an electric entrance door, power, lighting and a courtesy door into utility

West Facing Gardens
Enjoying an excellent degree of privacy and a character walled boundary, the rear garden is laid to a block paved terrace, leading to both a sunken seating area and to a pathway to the top of the garden. A further seating area overlooks a pretty wildlife pond, there are flower beds stocked with a variety of flowers and shrubs, and the garden is bordered by a character brick wall with a second water feature to one side. There is exterior lighting and a water point

Please Note: There is a maintenance fee of £250 (per annum) for the upkeep of the communal driveway

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Ph SW 24.08.2026