

Efflinch Lane

Barton-under-Needwood, Burton-on-Trent, DE13 8DF

John
German





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£995,000

This charming extended period cottage offers a lovely equestrian home set in 8.62 acres of gardens & paddocks with stables, set on the fringes on one of Staffordshire's most popular villages with John Taylor Catchment.

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Perfect for those with horses and in need of significant land is this totally charming cottage situated on the edge of Barton under Needwood. Fullbrook Cottage offers both countryside living combined with the convenience of being within each reach of the vibrant village centre. The village offers a wide range of amenities including shops, post office, public houses, doctors' surgery, pharmacy, boutique stores, eateries, sports clubs, Barton Marina and schooling at all levels including the highly regarded John Taylor High School. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

The land consists of a large drive, established gardens and two paddocks, ideal for outdoor enthusiasts and for those keeping animals. The main paddock has separate vehicle access off Dogshead Lane where there is also a stable block.

The cottage features two reception rooms - the first is a large beamed living room with a having plenty of character, a beautiful Inglenook fireplace and garden views. Across the hall is a second characterful living room, creating a lovely space to relax in.

The kitchen/diner is a split level space, perfect for parties and entertaining, fitted with a range of attractive units complemented by contrasting worktops. There is a good size dining area that opens out to the garden and also has a guest WC off.

An inner hall has double doors into a character home office with beams and garden views plus a door to a ground floor double bedroom.

Off the first floor landing are three bedrooms, the largest has French windows framing garden views along with a second double bedroom and a single bedroom currently used as a dressing room. Completing the first floor is a family bathroom.

A separate staircase leads up to the master bedroom which has the benefit of fitted wardrobes and its own en-suite bathroom.

Without doubt the main attraction of this home is the abundance of outdoor space with lots of further potential. The main garden has shaped lawns, mature trees and a paved terrace ready for garden furniture. Gated access opens to the paddocks, ideal for quick access to tend to horses, with additional vehicle access to the stable at the top of the field. Gates link the two paddocks/fields.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. Access is off a shared lane.

Property construction:

Parking: Driveway

Electricity supply: TBC

Water supply: TBC

Sewerage: Water treatment plant & septic tank. Buyers are advised to check its suitability.

Heating: TBC

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

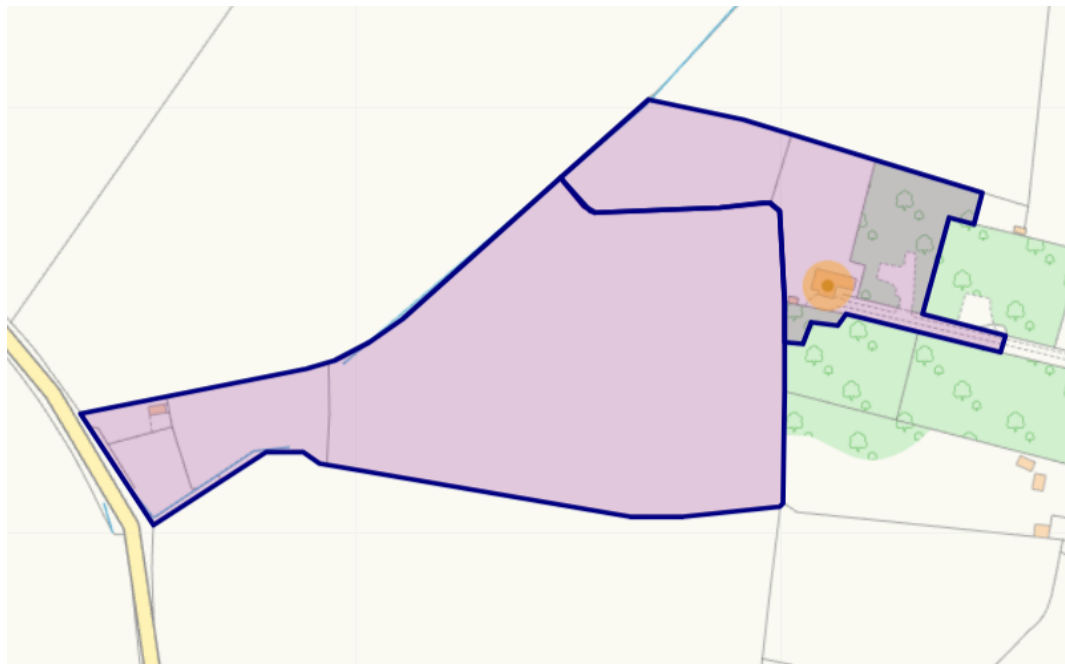
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16092026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

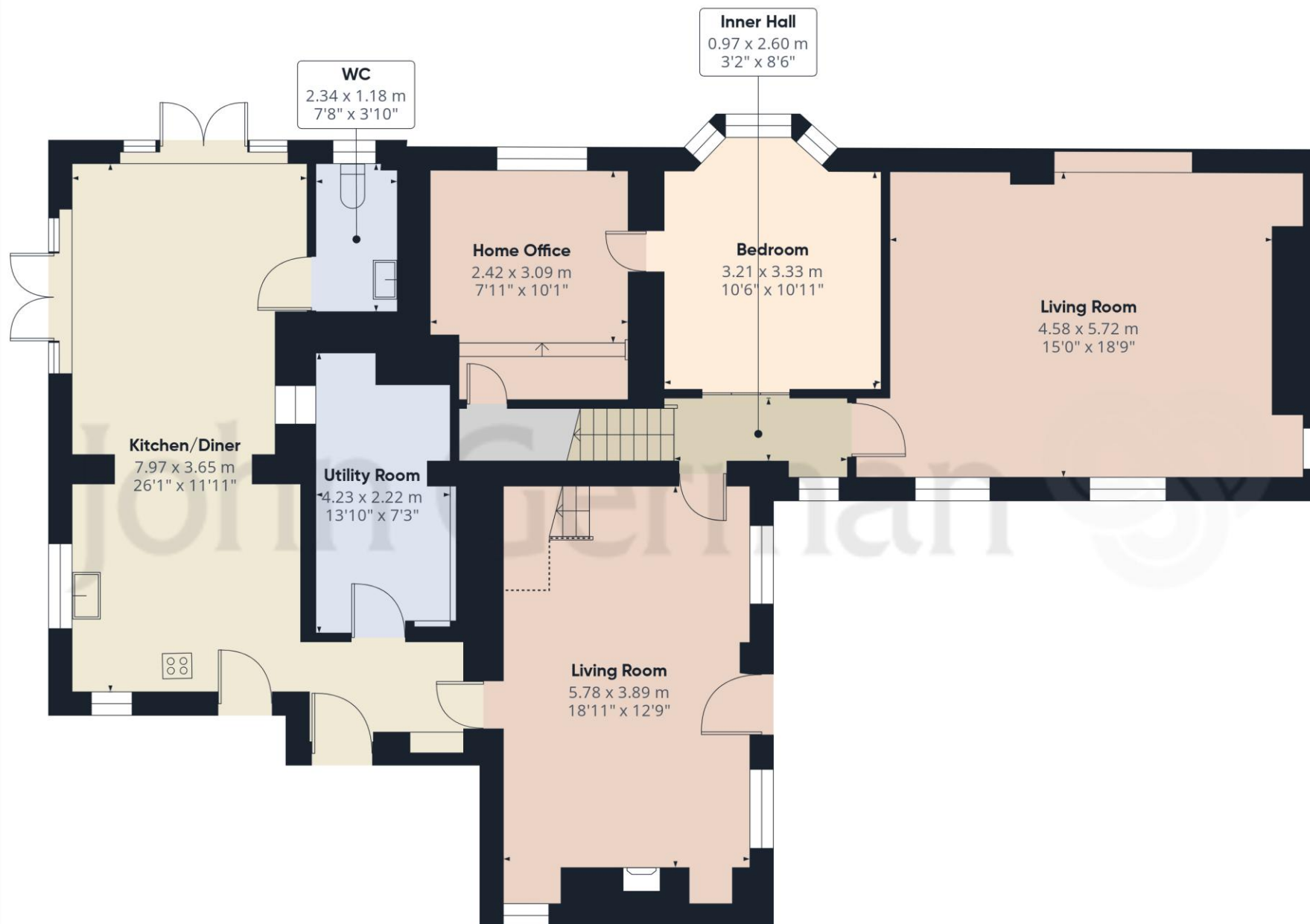
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.











Ground Floor

Approximate total area⁽¹⁾

124.4 m²
1339 ft²

Reduced headroom

1.6 m²
17 ft²

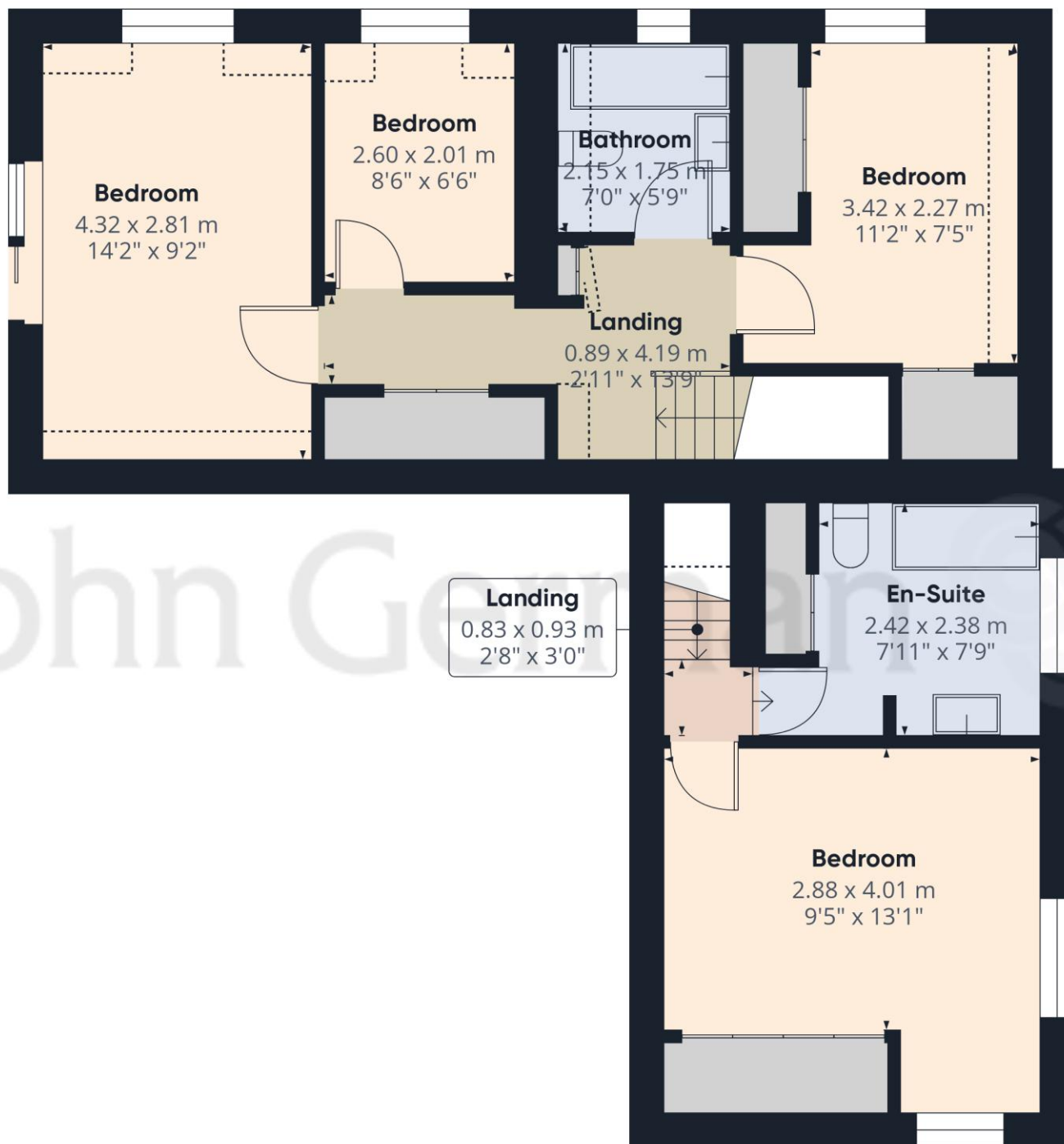
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾

62.4 m²

673 ft²

Reduced headroom

3.6 m²

39 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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