44 Main Street, Barton under Needwood, DE13 8AA

PH RESIDENTIAL

Set in the heart of Barton under Needwood within a wonderfully secluded garden plot is this charming character cottage, offering immaculately presented interiors, three bedrooms and excellent outside space including west facing gardens, off road parking and a range of outbuildings. Showcasing a wealth of original features throughout, this delightful traditional cottage has received upgrades to include a refitted bathroom, new bedroom windows (2021), fitted wardrobes and a new boiler, with planning permission also in place to extend the property into a five bedroom cottage if desired.

A walled driveway laid to attractive Staffordshire blue bricks provides private parking to the front, with two garages providing additional storage or potential for conversion. A walk through entrance hall/log store leads into the well tended gardens, which extend to a good size and enjoy privacy to all sides, as well as having an additional outbuilding and access to the rear of the garages. To the opposite side of the cottage is the original entrance door where a path with pedestrian access leads down onto main street. From the garden, an oak door opens into the boot room, having traditional fitted storage and access into both the laundry room and dining kitchen. A home office is set to one side of the cottage, and two spacious reception rooms offer plenty of formal and relaxed living accommodation. to the first floor there are three bedrooms and a refitted family bathroom, with two of the bedrooms benefitting from fitted wardrobes, and planning permission has already been approved for a single storey extension to create a larger dining kitchen, two additional double bedrooms and a shower room.

The property benefits from a desirable address in the heart of Barton under Needwood, benefitting from a prime location within a few minutes' walk of a superb array of amenities and Ofsted rated 'Outstanding' schools.

This desirable rural village is home to coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, a dental practice and a stunning Tudor church, with the thriving village hall holding a number of activities and clubs throughout the year. Holland Sports club lies in the heart of the village and plays host to an array of sporting activities for all ages including rugby, football, cricket and tennis, and the village is served by Thomas Russell Infants and Primary which feed into John Taylor High School.

For more comprehensive facilities, the local centres of Burton on Trent and the Cathedral City of Lichfield both more comprehensive leisure and shopping facilities as well as 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 and Birmingham.

- **Characterful Cottage in Prime Location**
- **Range of Outbuildings & Parking for Three**
- **Wealth of Character Features**
- **Planning Permission Granted**
- **Two Reception Rooms & Study**
- **Characterful Dining Kitchen**
- **Boot Room & Laundry Room**
- **Three Bedrooms**
- **Refitted Family Bathroom**
- **Secluded & Generous West Facing Gardens**
- **Garage, Tandem Garage & Garden Store**
- **Private Parking for Three**
- **Permission for for large Dining Kitchen, Two Further Bedrooms & Shower Room**
- **Walking Distance to Village Amenities**
- **'Outstanding' School Catchment**

A walled entrance from Main Street opens into a Staffordshire blue brick paved driveway, where there is parking for three vehicles to the fore of the garages. A door opens to an **Entrance Hall** 3.64 x 2.14m (approx. 11'11 x 7'0) which provides a useful storage space and access into the gardens, where a brick paved terrace leads to:

Boot Room
A characterful entrance to this charming home, having tiled flooring, a range of bespoke fitted storage and traditional panelling. A door opens into the **Laundry Room**, and an opening leads into:

Dining Kitchen 5.89 x 4.19m (approx. 19'4 x 13'9) max
A range of wall and base units house an inset sink with side drainer and a Rangemaster cooker, with further spaces for a fridge freezer and dishwasher. There is a fitted bench to the dining area, windows overlook the gardens and the kitchen has part-vaulted ceilings and a wealth of character brickwork and beams. There is a central pillar which could be removed to create a more open space

Study 3.96 x 1.88m (approx. 13'0 x 6'2)
A useful home office having fitted shelving and storage, exposed beams and brickwork and a window to the rear. Plumbing is in place to allow for conversion into a bathroom/cloakroom if required

Sitting Room 4.27 x 4.0m (approx. 14'0 x 13'1)
A cosy reception room having a wood burning stove set to arched fireplace with fitted storage to one side, wooden flooring and a window to the front. A stable door opens to the original entrance porch where there is a walkway down onto the Main Street, and a character thumb latch door opens to the original staircase which is used as storage. Leading through to:

Lounge 5.94 x 4.2m (approx. 19'6 x 13'10)
A spacious reception room having oak flooring, windows to two sides and recesses for a TV to one side. Stairs with recessed storage beneath rise to the first floor accommodation

Laundry 2.36 x 1.65m (approx. 7'9 x 5'5)
Accessed from the boot room, the utility has a window to the front and fitted units housing an inset sink and spaces for a washing machine and tumble dryer. There is a cupboard housing the hot water cylinder and the boiler is also housed in here

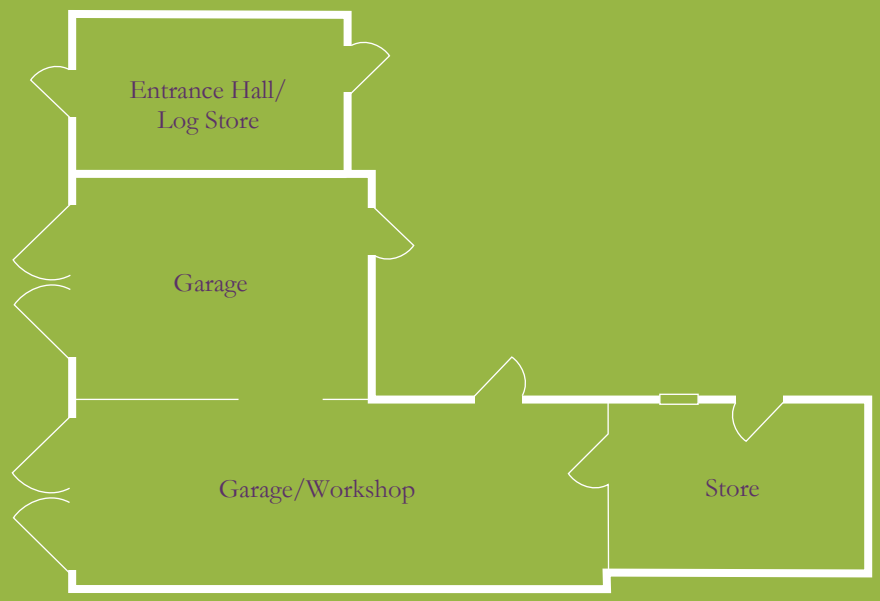
Stairs rise to the **First Floor Landing**, where there are a wealth of exposed beams, and thumb latch doors open to a useful storage cupboard, the bedrooms and bathroom

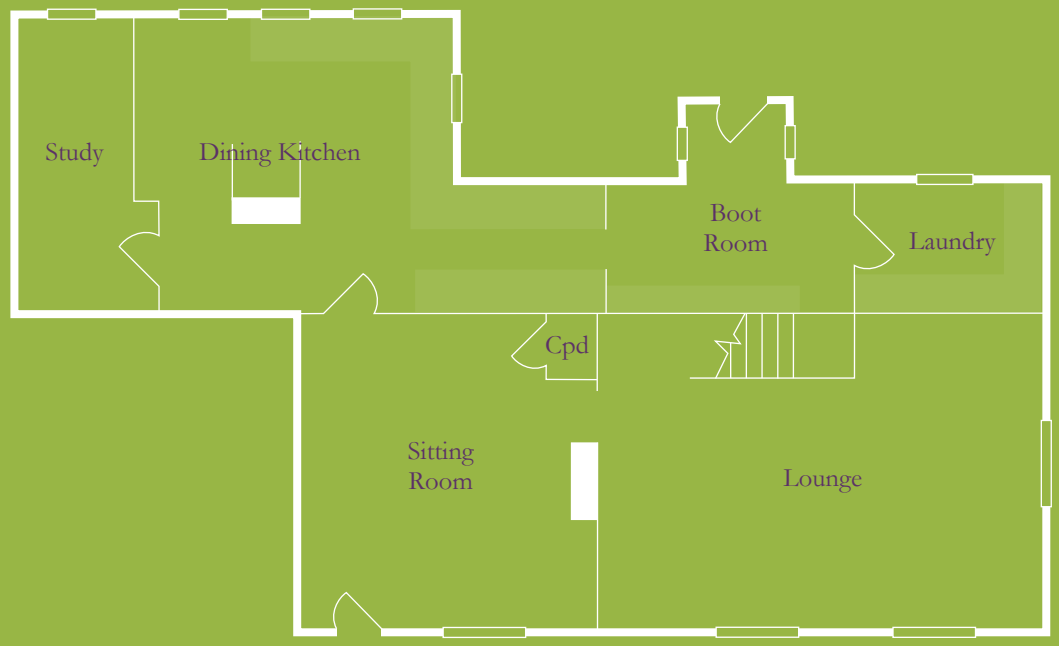
Master Bedroom 4.37 x 4.08m (approx. 14’4 x 13’5)
A spacious principal bedroom having a range of fitted wardrobes, a dressing table and a window to the front

Bedroom Two 5.04 x 3.4m (approx. 16’6 x 7’10)
Another double room having windows to the sides and fitted wardrobes

Bedroom Three 3.23 x 1.98m (approx. 10’7 x 6’6)
With a window to the front

Bathroom 3.18 x 1.65m (approx. 10’5 x 5’5)
Refitted to a superb standard, the bathroom comprises wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled flooring, a heated towel rail and a window to the rear





Floor Area: 1,388 ft² / 129 m²

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The Promenade
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Barton under Needwood
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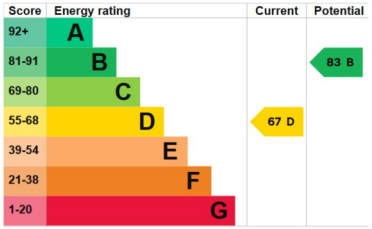
Outside

A brick paved driveway provides parking for three vehicles, with manual doors opening into two garages, both of which have power, lighting and access into the rear garden. One neighbour has a right of way to access their gated parking

Garage 3.96 x 2.94m (approx. 13'0 x 9'8)
Garage/Workshop 7.06 x 2.48m (approx. 23'2 x 8'2)
Store 3.46 x 2.3m (approx. 11'4 x 7'6)

West Facing Gardens

A walk through hallway leads from the driveway into the property, where there is a beautifully tended garden laid to a brick paved terrace with feature circular seating area. Raised lawns are edged with mature foliage and trees enjoying privacy to all sides, and gated access to one side leads around to the rear of the property where a walkway leads down to Main Street



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Ph SW 18.08.2026