Radhurst Grange, 78 Main Streeet, Barton under Needwood, DE13 8AA

PH RESIDENTIAL

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. This handsome Grade II Listed property boasts a rich history within the village dates back to the early 1700s, where it is believed to have been built by former owners of Dunstall Hall. 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.

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.

- **Exceptional Georgian Residence**
- **Grade II Listed & Superb Potential**
- **Offered with No Upward Chain**
- **Wealth of Original Features**
- **0.75 Acre Mature Grounds**
- **Premier Village Location**
- **Three Reception Rooms & Breakfast Kitchen**
- **Reception Hall & Guests Cloakroom**
- **Four Double Bedrooms**
- **Bathroom & Shower Room**
- **Second Floor Ripe for Conversion**
- **Walled Formal Gardens**
- **Car Ports, Work Shop & Outbuildings**
- **Gated Entrance to Avenue Driveway**
- **Central Location on Character High Street**
- **'Outstanding' School Catchment**
- **Well Placed for Commuter Routes, Rail Travel to London & International Airports**

Reception Hall 8.6 x 2.67m (approx. 28'2 x 8'9) – max
A most impressive reception to this elegant Georgian home, having a door out to the rear gardens, access to the **Lower Ground Floor Cellar** and original staircase with carved banister rising to the first and second floors. The stunning staircase is covered under the Grade II Listed status. The **Reception Hall** leads into:

Drawing Room 5.25 x 4.26m (approx. 17'2 x 13'11)
A beautifully presented formal sitting room, having twin sash windows to the front with window seats below, an open fireplace and a full height bay to the side with original shutters and French windows overlooking the gardens

Reading Room 4.5 x 3.9m (approx. 14'9 x 12'8)
An ideal playroom or snug, having twin sash windows to the front with window seats below, traditional panelling and a stunning marble fireplace with gas fire inset

Dining Room 5.1 x 4.56m (approx. 16'8 x 14'11)
An immaculate formal dining room having full height bay to the side with original shutters and French windows overlooking the gardens. The room features traditional oak panelling which was reclaimed from St James' Church in the village, and a gas fire is inset to a fireplace featuring charming Delft style tiles. Dating back to the 16th Century, illustrated Delft tiles were created to be used as a prompt for story-telling when gathered around the fire

Breakfast Kitchen 6.08 x 4.07m (approx. 19'11 x 13'4)
A good sized space formed by a breakfast room and fitted kitchen. The **Kitchen** comprises a range of wall and base units wit complementary worktops over, housing inset sink with side drainer, integral appliances including oven, electric hob, dishwasher and washing machine and space for a fridge. There is a window to the side and tiled flooring extends into the **Breakfast Area**, having a door to the **Side Hall** and a window to the side

Side Hall
Offering an alternative entrance to the property from the driveway, having access into the kitchen and a door into the **Guests Cloakroom**, fitted with wash basin, WC and an obscured window to the side

The original staircase rises to the first floor **Landing,** having a window to the rear at the half landing and doors into the bedrooms. The staircase continues to the second floor landing where another window enjoys views over the rear garden

Master Bedroom 4.5 x 4.3m (approx. 14'8 x 14'1)
A spacious principal bedroom having window to the rear with tranquil views over the gardens and fitted wardrobes

Bedroom Two 4.7 x 3.9m (approx. 15'5 x 12'10)
With twin sash windows to the front aspect and fitted wardrobes. Leading into:

Dressing Room 2.4 x 2.0m (approx. 7'10 x 6'7)
Ideal as a single bedroom or dressing room, having sash window to the front aspect

Bedroom Three 4.7 x 4.4m (approx. 15'5 x 14'4)
A spacious bedroom having sash windows to the front aspect and a fireplace with charming blue and white illustrated Delft tiles

Bedroom Four 4.2 x 2.75m (approx. 13'10 x 9'0)
Another double room currently used as a home office, having window to the side and a fitted cupboard which was formerly the access leading to the servants quarters which have since been demolished

Bathroom 3.36 x 2.33m (approx. 11'0 x 7'7)
Comprising a white suite having wash basin and comfort height WC set to vanity units providing fitted storage, bathtub and oversized walk in shower, with tiled flooring and walls, a heated towel rail and an obscured window

Shower Room 3.36 x 1.07m (approx. 10'0 x 3'6)
Fitted with a modern suite having wash basin set to vanity unit, WC and double shower, with tiled flooring, tiled walls and a chrome heated towel rail

Extensive accommodation to the **Second Floor** offers excellent potential to be converted into further bedrooms space and a stunning master suite, or even a self-contained apartment for a dependent relative or live-in nanny. In recent years, this floor has been utilised for storage and as games rooms and a photographer's dark room, and each room feature lighting and a wealth of exposed beams

Landing 3.4 x 2.7m (approx. 11'3 x 8'9)
With doors opening into:

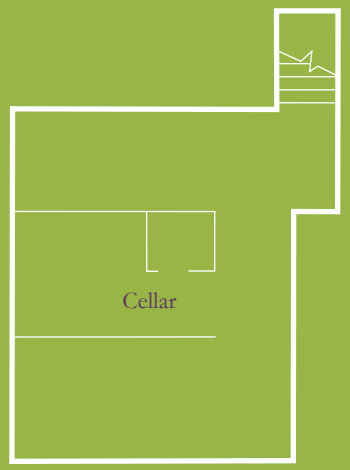
Kitchen 4.3 x 3.2m (approx. 14'0 x 10'7)
Having a window to the side, this space has fitted units and a water supply and it ideal for conversion into a kitchenette for a self-contained apartment. A door opens into:

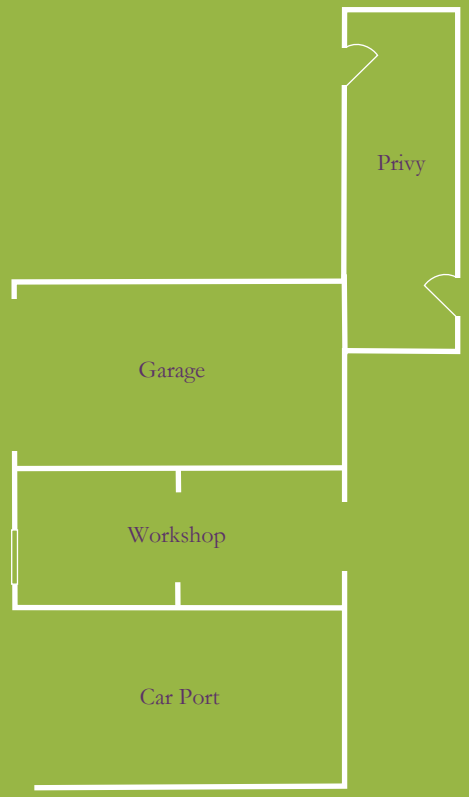
Bedroom 4.3 x 3.8m (approx. 14'1 x 12'5)
With a window to the side

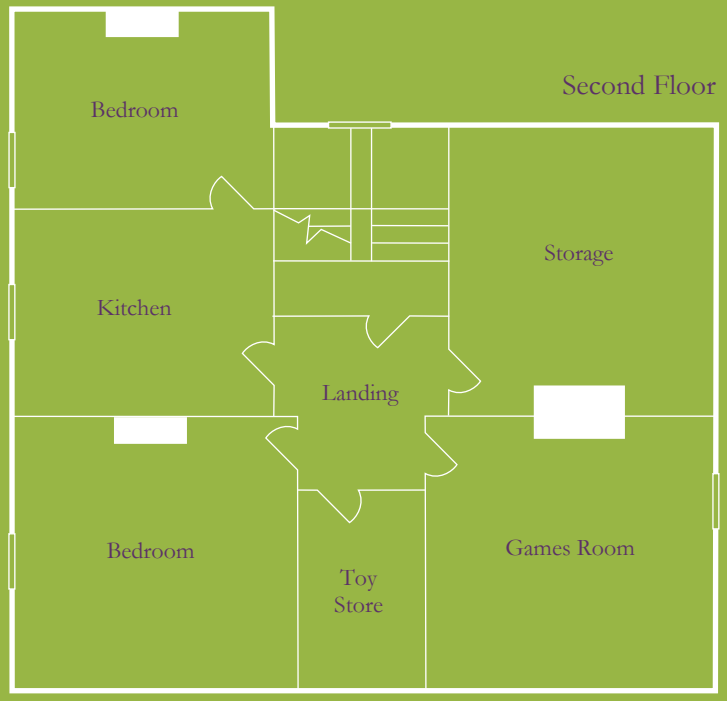
Games Room 4.7 x 4.5m (approx. 15'5 x 14'10)
Having a window to the side aspect

Bedroom 4.7 x 4.3m (approx. 15'5 x 14'1)
With a window to the side having views down the character High Street

Loft Storage 4.75 x 4.5m (approx. 15'7 x 14'8)
'Toy Store' 3.0 x 2.02m (approx. 9'10 x 6'7)







Floor Area: 4,146 ft²

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Outside

Radhurst Grange sits on a prominent plot in the heart of Barton under Needwood. Gated access to the side opens into a lengthy driveway lined with historic lime trees, where there is parking for a number of vehicles as well as turning space. The driveway gives access into:

Car Port 5.6 x 3.0m (approx. 18’5 x 9’10)
Workshop 5.7 x 1.95m (approx. 18’8 x 6’4)
Car Port 4.7 x 2.85m (approx. 15’3 x 9‘4)

0.75 Acre Formal Grounds

Extending to an impressive size and enjoying a characterful walled boundary, the established gardens benefit from character walled boundaries and extensive lawns, with walkways between and mature borders and trees. There are brick outbuildings including a pigsty providing exterior storage

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Ph 27.04.2026