



181 Efflinch Lane, Barton under Needwood, DE13 8DG

 Parker
Hall

Enjoying idyllic open views and a prestigious address on Efflinch Lane is this immaculately refurbished Victorian home, offering extended and beautifully remodelled interiors, three good sized bedrooms and generous landscaped gardens. Presenting an elegant exterior and a wealth of character throughout, the property has been upgraded thoroughly since 2022 to include new sash windows, a new boiler and radiators, an open plan extension and loft conversion, alongside traditional refits to the kitchen and bathrooms. The traditional reception hall feature Minton tiles, having original doors opening into a sitting room with feature fireplace, and to a stunning open plan living

and dining kitchen which extends across the rear. Bifold doors open out to the landscaped rear garden, and the kitchen is finished to an exceptional standard, with quartz work surfaces, an Aga and integrated appliances. A utility and cloakroom are also set to the ground floor. Three well proportioned bedrooms extend over the first and second floors serviced by a luxurious family bathroom and guest en suite, with the bedrooms enjoying pleasant views over open countryside to the front and the village allotments to the rear. There is off road parking to the front and the rear garden extends to a superb size, being an immaculate space to enjoy the peaceful village setting.

The property benefits from a desirable position on the rural borders of Barton under Needwood, being set in a prime location with superb amenities, Outstanding schools and local commuter routes all within easy reach. The handsome High Street is home to coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, and a stunning Tudor church, 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. 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.

- **Elegant Semi Detached Victorian Home**
- **Wealth of Character & Beautifully Presented Interiors**
- **2022 Refurb to include Windows, Boiler, Extension & Loft Conversion**
- **Open Aspect to Front & Rear**
- **Sitting Room with Feature Fireplace**
- **Open Plan Living & Dining Kitchen**
- **Reception Hall, Utility & Cloakroom**
- **Three Good Sized Bedrooms**
- **En Suite & Family Bathroom**
- **Generous Landscaped Rear Garden**
- **Off Road Parking**
- **'Outstanding' School Catchment**
- **Walking Distance to Village Centre**
- **Well Placed for Commuter Routes & Rail Travel**

Reception Hall 3.65 x 1.93m (approx. 11'11 x 6'3)
A charming welcome to this traditional character home, having Minton tiled flooring, stairs rising to the first floor with storage beneath, and character doors opening into:

Sitting Room 4.2 x 3.78m (approx. 13'9 x 12'5)
A charming reception room having a bay window to the front aspect, fitted alcove storage and a period fireplace with original tiled hearth, housing a wood burning stove





Open Plan Living & Dining Kitchen 6.95 x 5.7m (approx. 22'9 x 18'8)

Having been extended and remodelled, this fabulous family space is finished to a superb standard, having a traditionally styled **Kitchen**, **Dining Area** with feature exposed brickwork and a **Family Room** with stunning Orangery style ceiling lantern. The **Kitchen** is fitted with a range of contrasting full height, wall and base units with

granite worksurfaces over, housing a Belfast sink, integrated dishwasher and integrated fridge freezer. A recess houses a gas fired Aga which is included in the sale, and the central island housing a second inset sink and an entertaining style breakfast bar to one side. Karndean flooring extends into the **Dining Area** and **Family Room**, where bifold doors open out to the rear terrace and gardens. A door opens into:



Utility 2.5 x 2.0m (approx. 8'2 x 6'6)

Refitted to coordinate with the kitchen, the utility has base units and granite work surfaces housing a Belfast sink, as well as space for a washing machine and dryer. The utility has tiled flooring, a stable door opening out to the side, a window facing the side and useful fitted cloakroom storage. Opening through to:

Cloakroom

Comprising a refitted suite having pedestal wash basin and WC, with tiled flooring and an obscured window to the rear



Stairs rise to the **First Floor Landing**, having a windows to the front enjoying countryside views, a further window to the side and doors opening into:

Master Bedroom 3.75 x 2.87m (approx. 12'3 x 9'5)
A spacious double room having a sash window to the front with open views and a period fireplace

Bedroom Three 4.67 x 3.44m 15'3 x 11'3)
With a sash window to the rear

Family Bathroom 2.8 x 2.75m (approx. 9'2 x 9'0)
Comprising a traditionally styled suite having wash basin set to vanity unit, WC with raised cistern, roll top freestanding bathtub and double shower, with tiled flooring, half tiled walls and an obscured sash window to the rear

Stairs continue to the **Second Floor Landing**, where a door opens into:

Bedroom Two 4.67 x 3.44m (approx. 15'3 x 11'3)
Another generous double room being ideal as a guest suite or alternative master bedroom, having windows to the rear overlooking the gardens and village allotments beyond. there is eaves storage and a door opens into:

En Suite 1.8 x 1.18m (approx. 5'10 x 3'10)
Fitted with pedestal wash basin, WC and double shower, with half tiled walls and a heated towel rail







Floor Area: 1,496 ft²

Outside

The property is positioned towards the rural borders of Barton under Needwood, enjoying open rural views to the front. There is parking to the side of the property as well as double gates opening into the rear aspect, and the walled fore garden is laid to feature paving and an ornate cast iron fence

Landscaped Garden

Extending to a superb size, the beautifully landscaped rear garden enjoys a good degree of privacy as well as an open aspect onto the local village allotments. A paved terrace lies next to the property, with a fence leading down to the lawns edged with neatly stocked borders. There is exterior power, lighting and a water point, and the shed is included in the sale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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