Main Street, Barton Under Needwood

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£280,000



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This property at a glance:

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Main Street, Barton Under Needwood











Alice says:

"If you've been looking for a home with original character, a great village location and the opportunity to make it your own, I think this three-bedroom cottage in the heart of Barton-under-Needwood is well worth a look.

Right on the High Street, you've got village shops, pubs, schools and everyday amenities close at hand, with some lovely walks nearby too. It's a brilliant spot if you love village life and want to be able to step out of your front door and have everything within easy reach.

Inside, the hallway leads into a spacious living room where the wooden beams really give the space plenty of character. It's one of those rooms where you can really picture the potential, bringing the original features to life and creating somewhere lovely to relax.

From here, you'll find a useful utility area leading through to the kitchen. It's a modest but modern space, with plenty of cupboard and worktop space, plus room for a small table if you fancy somewhere to sit with your morning coffee.

There's also something a little different about this home. A door from the hallway, currently boarded up, originally led into a further reception room. This space is now used by a small business, creating an opportunity to generate rental income or perhaps even run a business of your own. If you'd rather bring the room back into the main house, the original opening is still there, so there's scope to explore that option too.

Upstairs, you'll find three spacious double bedrooms, making this a practical layout for couples and families. There's also a family shower room, which, along with the kitchen, has been modernised in more recent years.

Outside, your own outdoor space is just a short walk away, tucked behind some beautiful neighbouring cottages. Enclosed by fencing, it's a lovely little blank canvas. There's plenty of scope to make it your own, whether that means creating a garden to enjoy on sunny days, somewhere to entertain friends or simply a peaceful spot to escape to.

What I really like about this cottage is how much it has to offer beyond the obvious. You've got a High Street location in a lovely village, original features that give the home real character, three bedrooms, a separate outdoor space to make your own and the added possibility of a business or rental opportunity. There's work to do, but for the right buyer, this could be a really rewarding project with the potential to create something special."

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Did you spot...

This fantastic home has an attached business with income potential

A message from the seller:

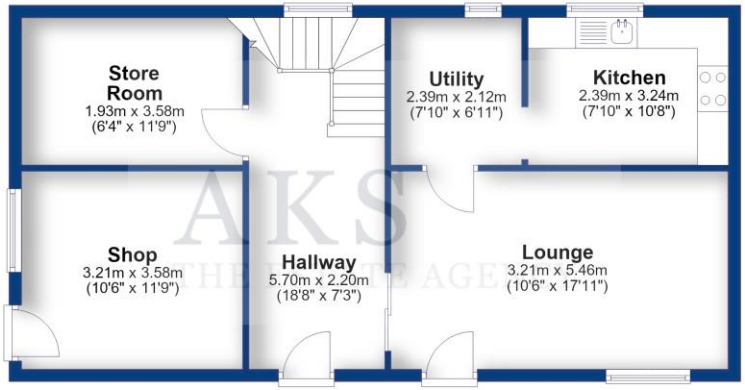
"The property has been in the family for over 75 years and I have lived here over 50. The time has come for me to down size and to relocate to be near my family in Cornwall.
It's a wonderful family home with three good sized double bedrooms, ideal for a growing family. The cottage offers buyers the potential to put their own mark on it.
Location is fantastic, close to the local Co op, chemist, GP surgery and John Taylor high school. Barton Marina is only a short walk away and there's lots of local walks for families with pets."

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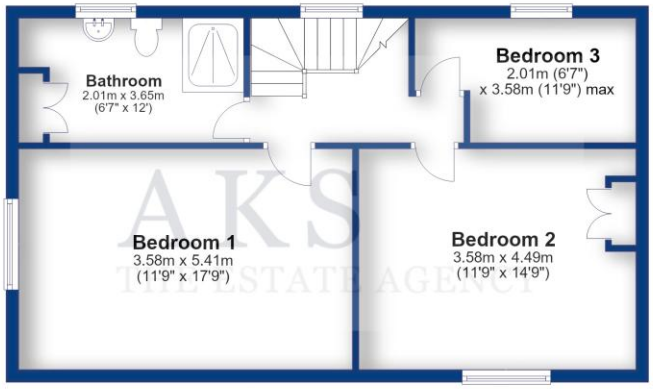
Floor Plan

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Ground Floor
Approx. 63.5 sq. metres (683.8 sq. feet)

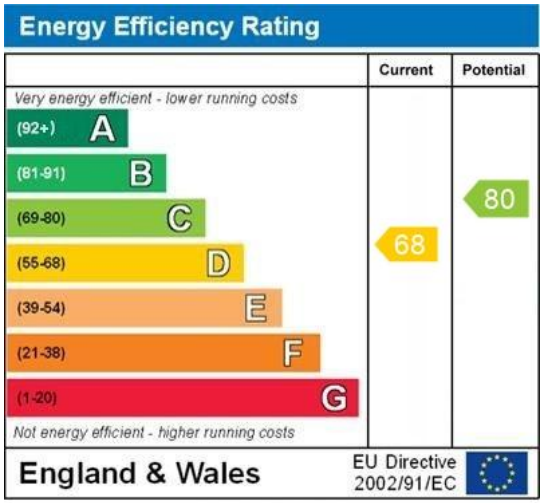


First Floor
Approx. 56.9 sq. metres (612.9 sq. feet)



Total area: approx. 120.5 sq. metres (1296.7 sq. feet)

Energy Performance Certificate



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Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87

Main Street,
Barton Under Needwood

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Key Features:

- THREE BEDROOM TERRACE COTTAGE
- FANTASTIC HIGH STREET LOCATION
- SPACIOUS BEDROOMS
- NEARBY GREEN SPACE TO ENJOY
- CHARMING PROPERTY WITH BUSINESS & INCOME POTENTIAL
- EPC RATING D

About the area:

Barton-under-Needwood is a popular village offering a lovely balance of community living, family-friendly amenities and countryside surroundings. Nearby Barton Marina is a real highlight, with independent shops, cafés and restaurants overlooking the water. For outdoor enthusiasts, the Trent and Mersey Canal, local footpaths and nearby countryside provide plenty of opportunities for walking and cycling. There are also village parks, play areas and Holland Sports Club, offering facilities for a range of sports and activities. For commuters, the A38 provides convenient road links towards Burton upon Trent, Lichfield and Derby, with railway stations in Burton and Lichfield offering further connections to Birmingham and beyond.

Schools:

The village has a choice of schools, local shops, a health centre and traditional pubs .

★★★★★

350+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Alice** call **01332 30 30 30**

Click here to watch the property video

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