



Property Name

Fullbrook Cottage, Barton-under-needwood, DE13 8DF

Rebecca Adams
Staffordshire Prestige Property Expert



Property Name

Fullbrook Cottage, Barton-under-needwood, DE13 8DF

Set within a beautifully established 2.2-acre garden, Fullbrook Cottage is a period residence brimming with character and original features. This enchanting home offers four to five bedrooms and is nestled in a serene and secluded location, accessed via a long private drive offering a perfect blend of rural charm and accessibility.



*To see video, legal pack and
more information scan QR code*



Fullbrook Cottage embodies the essence of rural living while providing convenient access to the stunning surrounding countryside. Residents can enjoy excellent amenities within walking distance in this esteemed Staffordshire village. ☒

Property at a glance

Character Cottage

4/5 Bedrooms

2 Bathrooms

Full of Character and Charm

2.2 Acres of Gardens

Parking for several cars

3 Large Reception Rooms

Option to purchase an additional 6.4 acres with stables

Secluded plot

Ideal Equestrian property





This quintessential English cottage surprises with its deceptively spacious interiors, showcasing the property's rich history and character. There is abundant potential for extension, development, or remodelling (subject to relevant permissions) all while preserving the generous plot size.

Additionally, there is the fantastic opportunity to acquire an extra 6.4 acres of land with stables (available through separate negotiation), making it ideal for those looking to create a remarkable equestrian property.



"This home offers a wealth of potential whether you are looking for an equestrian property or just wish to enjoy peaceful secluded surroundings"

The cottage features three generously sized reception rooms, two of which are enhanced by inviting wood-burning fireplaces and an impressive open plan kitchen/diner. It boasts four bedrooms to the first floor, including a master suite with private access and a versatile double bedroom on the ground floor. The ample outdoor space allows for the potential to develop a smallholding or simply enjoy the expansive surroundings of this delightful rural retreat.



The Seller's View

"This has been our family home for over 20 years, watching the children grow up here has been the most amazing experience, they have all grown up and flown the nest so its time for someone else to love this house as much as we have"



Mobile coverage: 4G coverage is available in the area - please check with your provider.

Broadband Availability: Superfast broadband (FTTC) is available in the area.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://labs.thinkbroadband.com/local/postcode-search>

Property & Services information:
Utilities: Mains electricity, water and Broadband are connected.

Tenure: Freehold

Viewing Arrangements

Viewing strictly by appointment with sole agent
Rebecca Adams {0771 5763563}
rebecca@thepropertyexperts.co.uk

Amenities/Distances

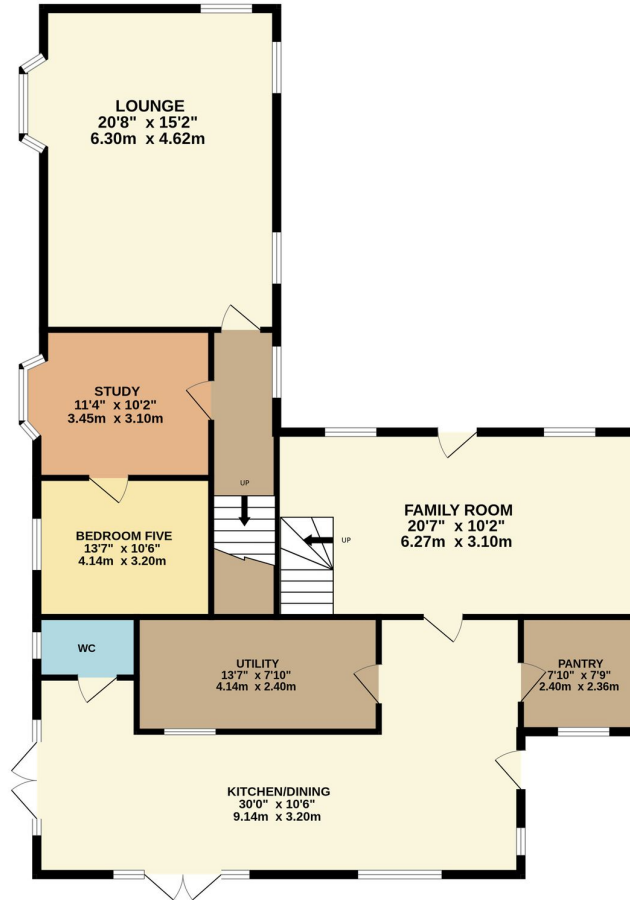
Burton Town Centre 6.1 miles

Lichfield Town Centre 8.7 miles

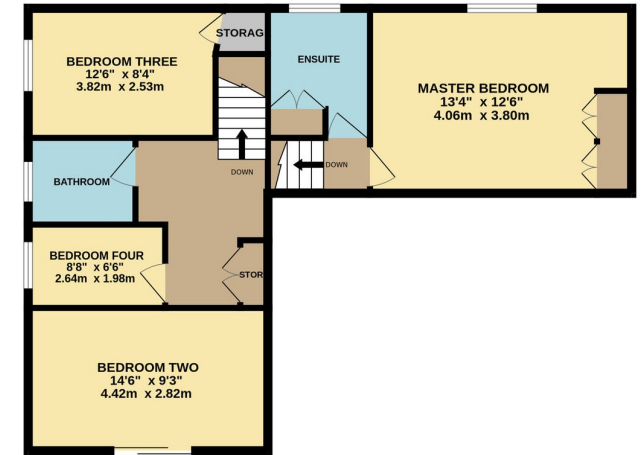
Burton Train Station 5.5 miles

Burton Hospital 6.4 miles

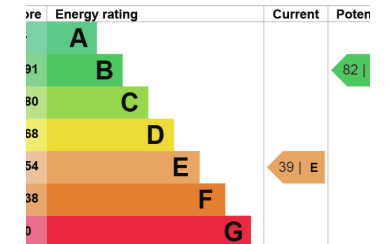
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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About the Area

Barton-under-needwood

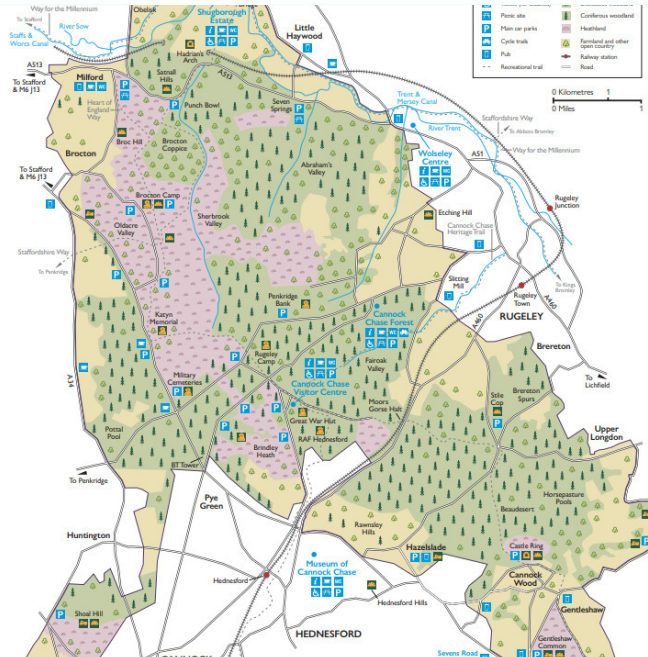
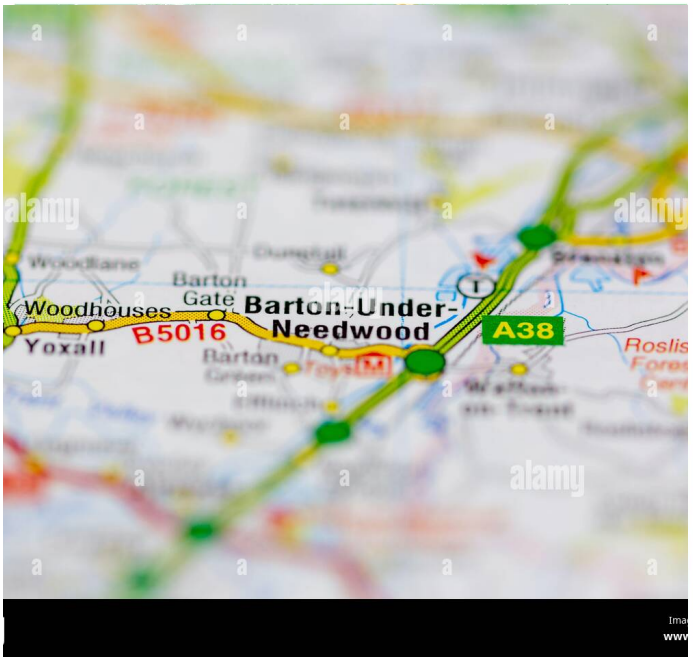
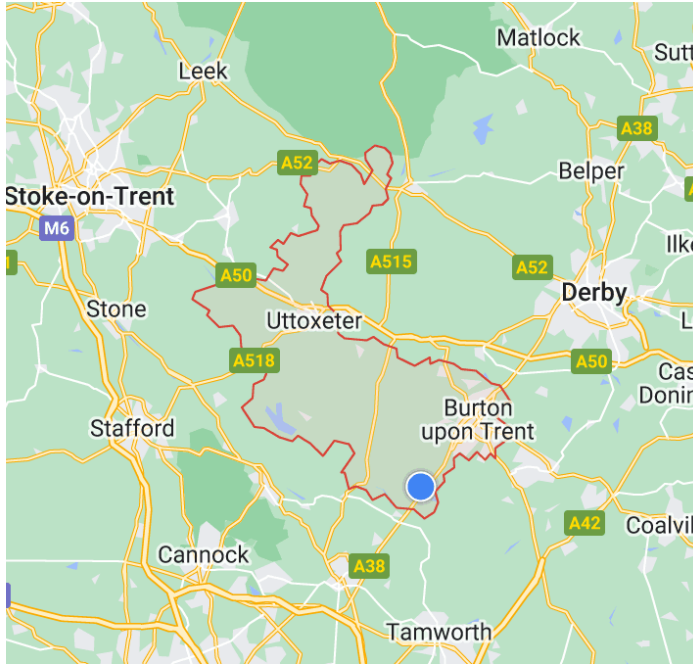
Fullbrook Cottage is ideally located on the outskirts of the picturesque village of Barton-under-needwood and a short walk from the village's 'Outstanding' rated schools and an excellent range of amenities. This desirable village boasts a thriving community perfect for both families and couples, with a charming high street featuring a Co-op, coffee shop, gift shops, a post office, pubs, a GP surgery, a dispensary pharmacy, and a stunning Tudor church. The Holland Sports Club offers various sporting activities, including rugby, football, cricket, and tennis.

Additionally, Barton Marina offers picturesque walks around its lakes and marina, along with a variety of shops, charming cafes, and the Red Carpet Cinema.

The village is served by Ofsted-rated 'Outstanding' schools such as Thomas Russell Infants and Juniors and John Taylor High. Nearby Burton on Trent and Lichfield provide rail travel to Birmingham, London, and beyond. The commuter roads A38, A50, and M6 Toll are easily accessible, and Birmingham and East Midlands International Airports are within a commutable distance.



Plot Size: 0.35 Acres 1,415.00 sq.m



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Rebecca Adams

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Why choose Prestige Property Experts to sell your property

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- Trained in negotiation to extract the highest offer from buyers
- Resulting in the maximum price for the seller and a smooth transaction

"Rebecca Adams acted on our behalf for the sale of a rental property in Burton on Trent. Rebecca is exceptionally professional, prompt, competent and pleasant to deal with. The property was sold at a good price in a changing and challenging market. I'd recommend Rebecca to anyone; an authentic and credible professional."



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