



£365,000

3 Bedroom Cottage for sale

100 Main Street, Barton Under Needwood, Burton-on-Trent





Overview

A beautifully enhanced character cottage in the heart of sought-after Barton under Needwood, blending timeless period charm with stylish modern living. Offering spacious and versatile accommodation, landscaped gardens, garage and parking, this exceptional village home is perfectly positioned within the John Taylor High School catchment and moments from countryside walks, Barton Marina, St George's Park and Hoar Cross Hall.



Key Features

- Call 24/7 or book online via our EweMove website
- Beautifully improved character cottage formed from two original village cottages
- Prime central location in sought-after Barton under Needwood
- Thoughtfully extended to rear
- Two spacious reception rooms featuring exposed beams, fireplaces and period charm
- Three bedrooms with stylish Jack and Jill shower room and separate family bathroom
- Landscaped low-maintenance garden with pergola entertaining area and home office shed
- Detached garage and tandem off-road parking accessed via shared private driveway
- Within catchment for John Taylor High School





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Charming characterful cottage steeped in history in the heart of Barton under Needwood. This beautifully improved character cottage offers an exceptional blend of period charm, modern comfort, and village lifestyle. Originally two cottages thoughtfully combined into one elegant home, the property has been sympathetically extended to the rear to create a spacious and versatile home full of warmth and personality.

Behind its attractive traditional facade lies a home rich in original features, including exposed beams, feature fireplaces, wooden flooring, and charming cottage-style details throughout. Two generous reception rooms provide flexible living and entertaining spaces, from cosy evenings beside the fire in the sitting room to relaxed family gatherings in the dining room.

At the heart of the home is a beautifully appointed kitchen with granite worktops, Belfast sink, and Rangemaster cooker, flowing seamlessly into a versatile breakfast/utility room - ideal for modern family life, home working, or informal dining. A practical guest cloakroom completes the ground floor accommodation.



Upstairs, three well-proportioned bedrooms are complemented by a stylish family bathroom and a contemporary Jack and Jill shower room, creating an ideal layout for families or visiting guests.

Outside, the landscaped rear garden has been designed for low-maintenance enjoyment, featuring a sheltered pergola seating area, artificial lawn, and a detached outbuilding currently used as a home office - perfect for today's flexible lifestyle. A detached garage and tandem parking spaces further enhance the practicality of this charming home.

Location

Perfectly positioned within walking distance of the village schools, independent shops, cafés, and the picturesque Barton Marina, the property enjoys the very best of village living. Surrounded by scenic countryside walks, country pubs, and nearby attractions including Branston Water Park and the National Forest.

For fitness and leisure enthusiasts, the renowned St George's Park and luxurious Hoar Cross Hall are both just a short drive away, offering outstanding wellness, spa, and sporting facilities.

The property also falls within the highly regarded catchment area for John Taylor High School, further enhancing its appeal for families seeking an exceptional village lifestyle.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Property Construction: Traditional.

Listed: No.

Tenure: Freehold

Parking: Private driveway & detached single garage.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas.

Conservation Area: No.

Tree Preservation: No.

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

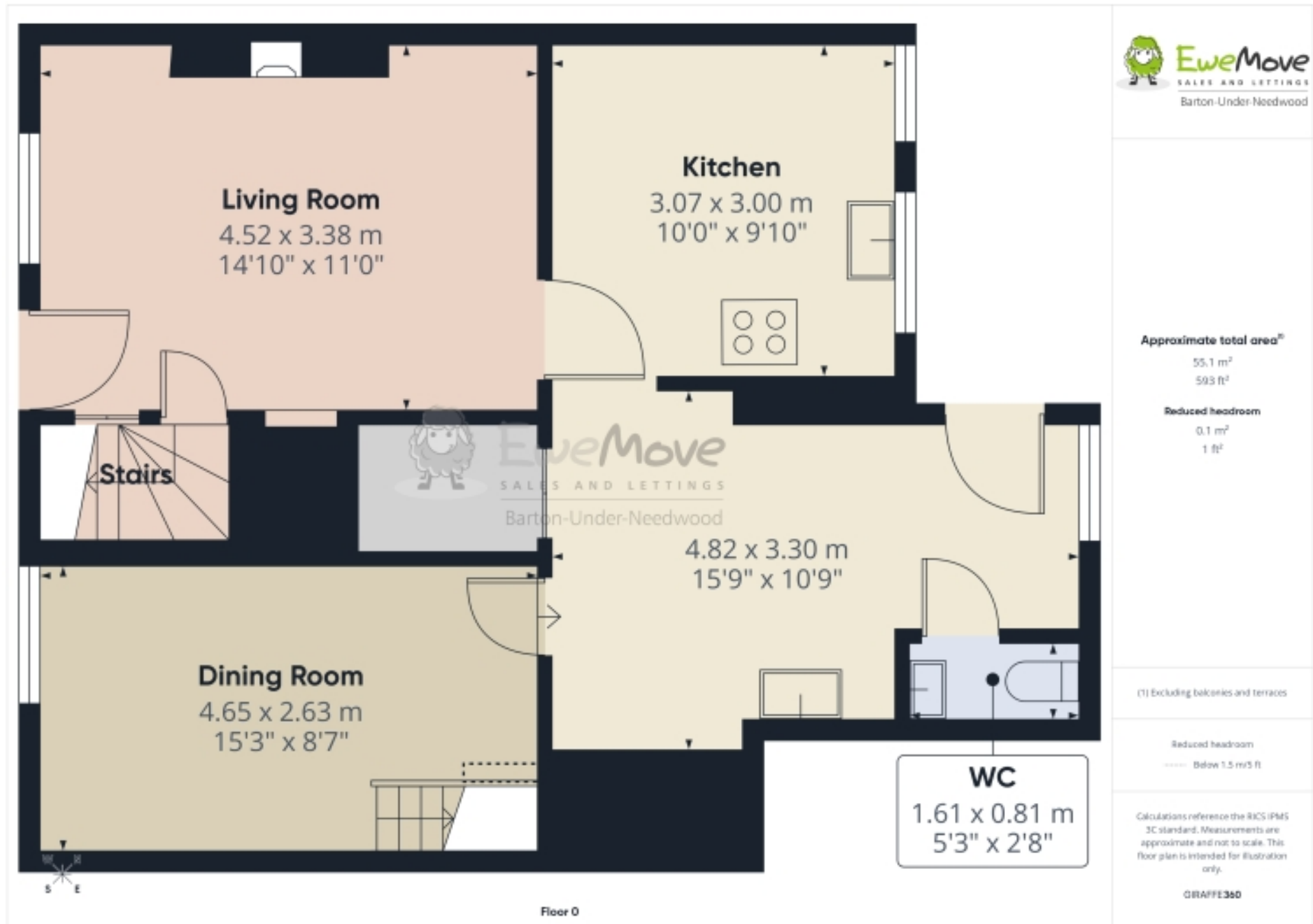
Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: C.

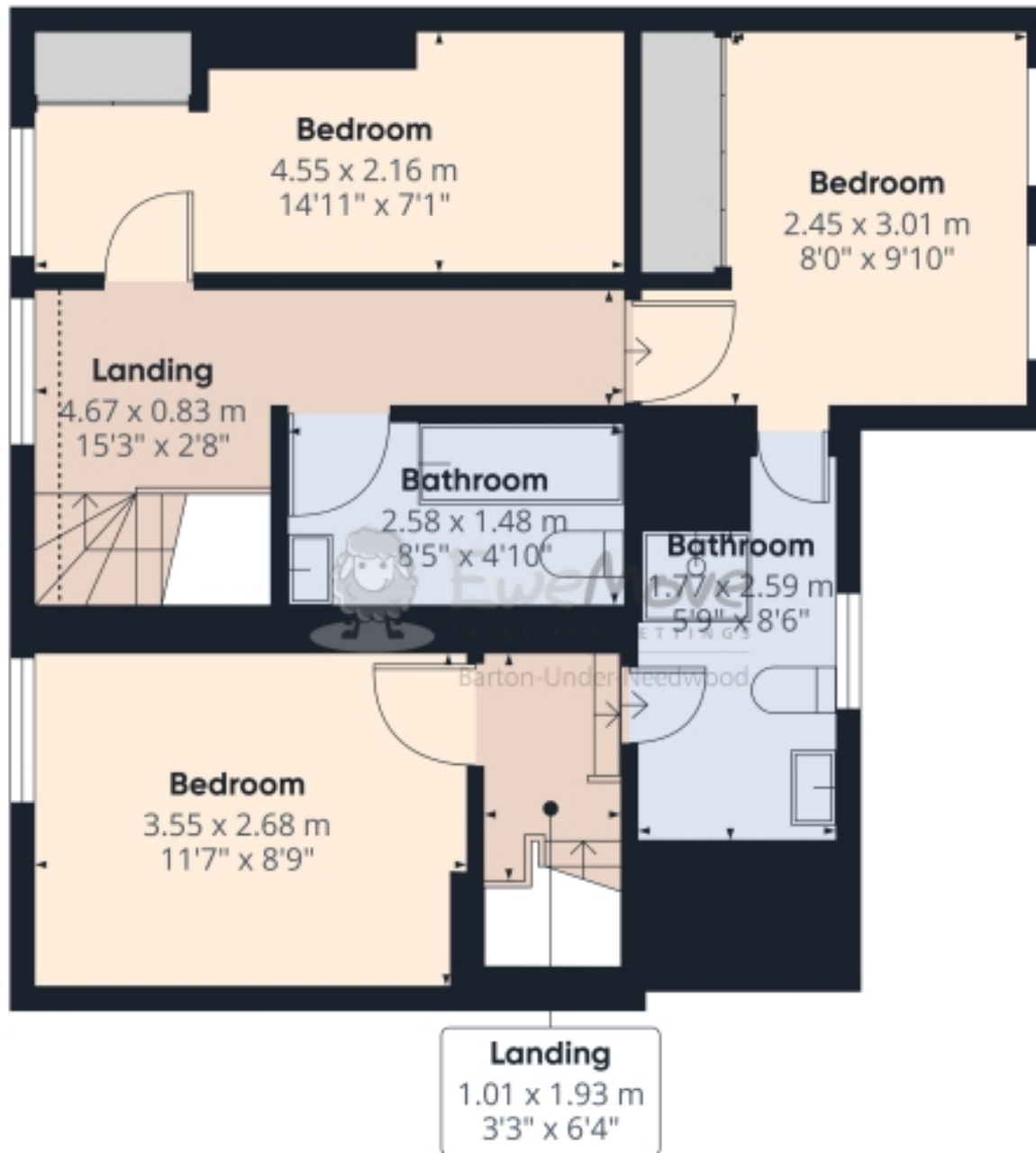
Council Tax rating: C.

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Floorplans



Floorplans



Floor 1



Approximate total area⁽¹⁾

43.9 m²
473 ft²

Reduced headroom

0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFES&O

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Barton-under-Needwood

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