

Efflinch Lane

Barton-under-Needwood, DE13 8ET

John 
German





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£1,295,000

This elegant Victorian home set off a sweeping driveway in 0.49 acres of beautiful landscaped gardens has charm and character throughout. Sympathetically extended to offer a stunning and substantial family home in a secluded position but perfectly placed for all the village has to offer, with a double garage.



This stunning home has a country house feel with all the benefits of being in a central village location. Standing in a beautiful secluded position with everything you could need just a stone's throw away including a choice of pubs, cafes, wine bar, Co-op store, post office, doctors and the ever popular John Taylor Academy with its Outstanding Ofsted rating, in the centre of this vibrant village.

The house boasts charm and character throughout with its Victorian origins, including iron lattice windows and corbel brickwork, combined with superb sympathetic additions to the house including an impressive orangery and extension creating a double garage with annexe style room and en suite over, accessed via the hall with a high vaulted ceiling.

On the ground floor, the property is accessed via a lovely entrance and reception hallway giving access to three reception rooms and dining kitchen.

The first of the reception rooms is a lovely light bright sitting room enjoying a dual aspect with bay window to side and window framing views across gardens to front, and an open fire surround providing a focal point.

There is a formal dining room, perfect for entertaining on those special occasions, again with a window framing views across the gardens. At the end of the hallway is a substantial lounge with feature wood floor and stone fire surround with an open fire providing the focal point and two windows framing views across lawns.

Off the hallway there is also a character guest WC with high level WC and period style wash basin, together with coat hooks, creating the perfect guest cloakroom.

At the heart of the house is an impressive open plan dining kitchen equipped with a range of base and eye level units with granite work surfaces over and matching centre island. An electric Aga provides the centre piece with three ovens and the benefit of total control improving its efficiency. There is also an integrated fridge freezer and dishwasher. Having plenty of space for a large dining table, this makes a superb space for the family to get together at the beginning or end of the day, or a fab space for entertaining. Glazed double doors and a window open into a wonderful orangery complete with roof lantern, underfloor heating, concealed lighting and French doors opening out to gardens.

Off the kitchen there is a separate utility room with additional appliance space, base and eye level units, an additional integrated freezer and door into a useful pantry/larder. A door off the kitchen opens into the extension where there is a substantial hallway with high vaulted ceiling, doors to both front and rear, and a useful internal door to the double garage with twin electric up and over front entrance door, perfect for a car enthusiast.

Over the double garage is a superb annexe style room with a generous double bedroom area and en suite with shower cubicle, pedestal wash hand basin, WC and built in storage.

Stairs rise off the reception hall to the first floor landing where doors lead off to five bedrooms, including a fantastic master which is impressive in its proportions with fitted wardrobes across one wall providing plenty of storage and windows framing fantastic views across the gardens. It also has the benefit of an en suite with panelled bath, pedestal wash hand basin, WC, fitted storage cupboard and window to side.

There are three further large double bedrooms, the first of which currently used as a twin room enjoys a lovely dual aspect framing views across the gardens. Across the landing, a further double bedroom has fitted storage and dressing table and then bedroom four offers a good sized double, currently used as a single with fitted wardrobes either side the chimney breast.

Further across the landing is the family bathroom with a suite comprising panelled bath having shower over and shower screen, fitted vanity units with wash hand basin and mirror and lighting over, and there is a separate WC with close coupled WC and wash hand basin.

Finally there is a useful separate study or sixth bedroom with windows to rear and side.

The property has the benefit of a large sweeping gravelled driveway leading around to the double garage. There are also well established borders and beautiful lawns. The property also comes with the significant benefit of an outdoor heated pool, heated via an electric air source heat pump, set in a paved surround with rockery gardens, perfect for the family or entertaining in spring and summer months. Behind the pool there is also an outbuilding with pool filtration equipment and changing room/garden store. To the rear of the house is a useful woodstore, outhouse with WC and a workshop with light and power points. Adding to the maturity of the plot is a sycamore tree with a preservation order and the property is situated in a conservation area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.eaststaffsbcc.gov.uk

Our Ref: JGA/27102023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band G













Ground Floor

Approximate total area⁽¹⁾

3362.38 ft²

312.38 m²

Reduced headroom

78.03 ft²

7.25 m²



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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