

# Main Street

Barton-under-Needwood, Burton-on-Trent, DE13 8AB

John German





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Guide Price £450,000

**Nestled in the very heart of Barton-under-Needwood, this enchanting period cottage is brimming with character, warmth and timeless appeal. Beautifully blending original features with thoughtfully opened living spaces, this is a home that instantly captures the imagination.**

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The generous living room immediately sets the tone. Rich in charm, it boasts a striking feature period fireplace, attractive tiled flooring and beautifully painted beams that retain the cottage character while giving a lighter, more contemporary feel. French doors flood the room with natural light and open directly onto the garden, creating a seamless indoor–outdoor connection. A useful storage cupboard enhances practicality, while the excellent proportions make this a wonderfully versatile space for both relaxing evenings and entertaining guests.

To the right, the heart of the home unfolds into a superb open-plan kitchen diner. Originally two separate rooms, this impressive space has been cleverly combined to create an expansive and sociable area ideal for modern family living. Character beams continue overhead, complemented by a further feature fireplace that anchors the dining area beautifully. There is ample room for a substantial family dining table and chairs, making it a true gathering space. The kitchen is thoughtfully arranged with units and work surfaces positioned to the rear and side, finished with a solid wood worktop and a charming double Belfast sink that perfectly enhances the cottage aesthetic. Herringbone flooring flows elegantly through the dining space, with tiled flooring defining the kitchen and rear areas. Just off the kitchen is a large pantry which doubles as a utility space - an invaluable and practical addition.

Leading on from the kitchen is an open hallway area, generous enough to accommodate a study nook or further cabinetry if desired. From here, you'll find useful under-stair storage and a connecting door back into the living room, creating a wonderful sense of flow throughout the ground floor. A convenient WC with hand wash basin completes this level.

Upstairs, three well-proportioned bedrooms continue the period charm. To the right is a spacious double bedroom featuring yet another beautiful fireplace and built-in storage cupboard. Adjacent at the rear is the third bedroom - comfortably able to fit a double bed but equally ideal as a generous single room, nursery or home office.

The family bathroom comprises a bath with shower over, WC and hand wash basin. To the left of the landing sits the second double bedroom, again well-sized and benefitting from additional storage.

Externally, the cottage enjoys a delightful rear garden beginning with an inviting patio area - perfect for morning coffee or summer evenings - which leads onto a lawn with pathway to the rear gate. There is plenty of space for outdoor seating, dining and entertaining, making it a private yet sociable extension of the home.

Beyond the property itself lies the exceptional lifestyle offered by Barton-under-Needwood. Widely regarded as one of Staffordshire's most desirable villages, Barton offers a thriving community atmosphere alongside an excellent range of amenities. The village boasts highly regarded schools, a selection of independent shops, cafés and traditional pubs, medical facilities, and everyday conveniences - all within easy walking distance. There are scenic canal-side walks, green spaces and countryside surroundings, yet the village remains superbly connected, with convenient access to Burton upon Trent, Lichfield and major road networks for commuting.

This is more than just a cottage - it is a characterful, beautifully flowing home set within a vibrant and well-served village community. A rare opportunity to enjoy period charm paired with modern practicality in an enviable central location.



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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices. There is rear pedestrian access via No. 61.

**Property construction:** Traditional

**Parking:** On road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

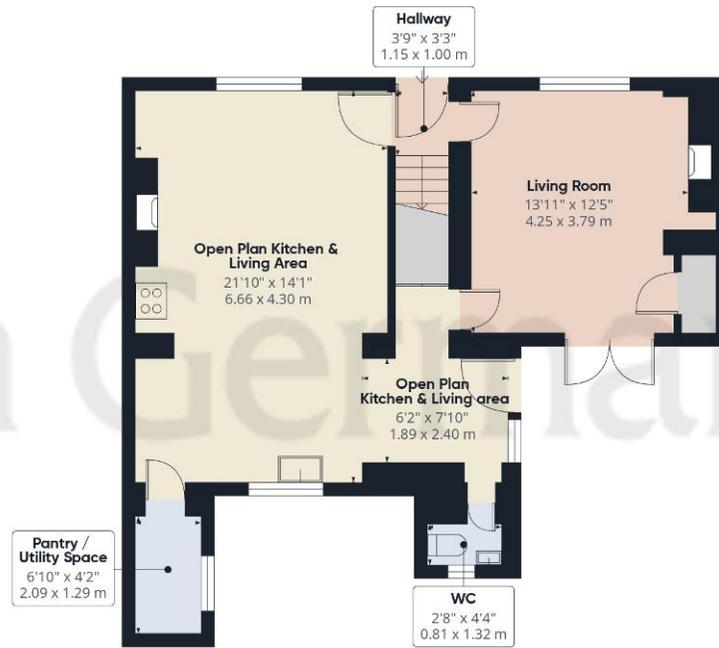
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

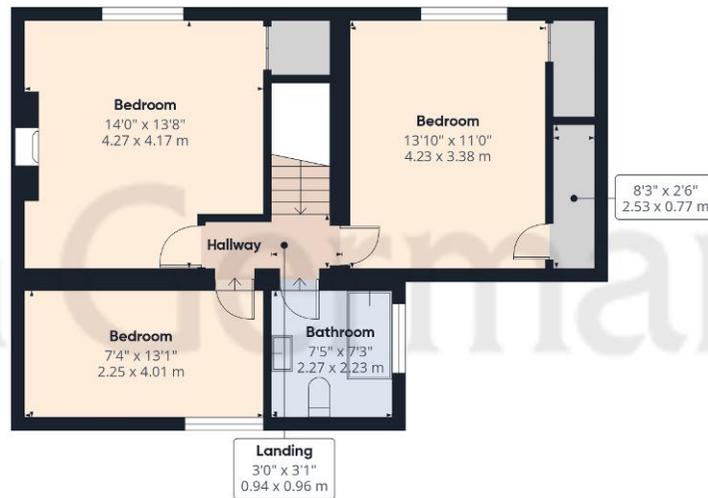
**Our Ref:** JGA/24022026

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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1163 ft<sup>2</sup>  
108 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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#### Agents' Notes

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#### Referral Fees

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**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.

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