



£1,299,000

6 Bedroom Character Property for sale
10 Station Road, Barton Under Needwood, Burton-on-Trent





Overview

Barton Court is a Beautiful Georgian Semi-Detached Home Steeped in History set in a Prime Village Location. Effortlessly elegant, packed with period features, potential for multi-generational living, as well as offering a sprawling garden – what's not to like.



Key Features

- DREAM HOME
- Elegant Home - Grade II Listed
- Three Floors Plus Cellar
- Six Bedrooms & Four Reception Rooms
- Drawing Room with Curved Sash Windows
- Snug with Log Burner
- Elegant Kitchen
- Prime Village Location
- Expansive Garden
- Driveway & Double Garage









Oozing with period character, sitting proud in the prestige village of Barton-under-Needwood Barton Court has all the character and elegance of a grand abode.

The three-storey semi-detached house includes towering ceilings, period fireplaces, sash windows, quarry tiled flooring and curved rooms plus a grand staircase running through the centre.

INTERNAL ACCOMMODATION

Behind the attractive white façade there are three floors to explore plus a handy basement found via a set of steps hidden under the stairs. The ground floor boasts a drawing room with fireplace, cornicing and a floor to ceiling curved window with picture views of the garden.



A comfortable snug with oak beams, quarry tiled flooring and navy walls that, combined with a log burner, creates an intimate and cosy ambiance.

The kitchen diner is an absolute stunner with an expanse of sash windows, fitted with deep grey shaker style units with luxurious granite woktops and space for a range style cooker.

The principle bedroom on the first floor is a sanctuary with a balcony overlooking the grounds as well as a dressing room leading to an en-suite shower room.

The house has six bedrooms sprawling across the two upper floors plus a

reception room on the first floor, currently the games room, offering potential for seven bedrooms if required.

GROUNDS

The substantial garden includes a sunny patio that hugs the house and a sizeable lawn perfect for children to play and dogs to run about.

Double gates to the side lead to a private driveway and a double garage and a side entrance to the property for ease.

Although the house is positioned on a main village road, sitting on the patio relaxing and enjoying alfresco moments feels private and peaceful.

BARTON-UNDER-NEEDWOOD

The village has an excellent range of shops and amenities. Centred around the character high street are traditional village pubs, a cafe, the Co-Op general store and boutique gift shops. It is also a short walk to the highly popular Barton Marina.

This property is well-situated for local schools, with John Taylor High School, as well as Infant and Junior schools in Barton Under Needwood and Rangemore Primary School nearby. Denstone College and its preparatory school, are all within easy reach.

For fitness and leisure enthusiasts, St George's Park and Hoar Cross Hall are just a short drive away, offering excellent facilities. Branston Golf & Country Club, with its family-friendly amenities, is also a mere 10-minute drive from your doorstep.

LOCATION

Barton-under-Needwood enjoys a strategic location just south of Burton upon

Trent, granting easy access to the A38 for travel to Lichfield, Derby, and Birmingham. Regional and national rail travel is readily available from Burton upon Trent, Lichfield, and Tamworth, providing direct links to major cities and international airports such as Birmingham and East Midlands.

MUST BE VIEWED

Offering endless possibilities and a space to grow into and cherish for generations to come., envisage your future in this exquisite period home.

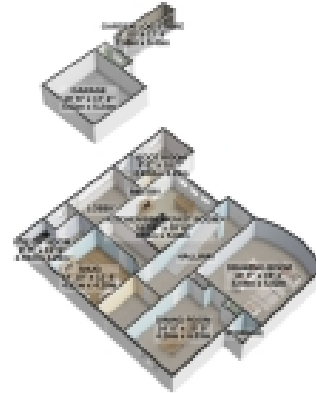
Contact us today to schedule your private viewing.

Floorplans

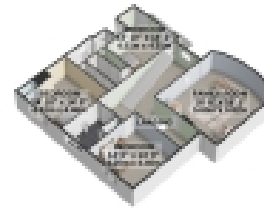
BASEMENT
219 sq.ft. (20.7 sq.m.) approx.



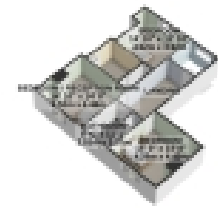
GROUND FLOOR
2412 sq.ft. (223.8 sq.m.) approx.



1ST FLOOR
2495 sq.ft. (229.5 sq.m.) approx.



2ND FLOOR
954 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA: 6179 sq.ft. (573.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. MSJ CO. SLR.
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EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



Marketed by EweMove Barton-under-Needwood

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