



A beautiful Georgian property in a desirable village

The Old Parsonage, Main Street, Barton under Needwood, Staffordshire, DE13 8AA

Freehold



Beautiful façade • Fine position overlooking St James • Superfast broadband available • Wonderful open living kitchen • Principal bedroom suite with dressing room • Open plan flat above the garage • Private walled garden

Local information

The Old Parsonage sits opposite St James Church in the heart of Barton under Needwood, a highly regarded village in East Staffordshire.

The village offers a range of day to day amenities including independent shops, a small supermarket, pubs, restaurants and cafes, a doctor's surgery, a post office, community library and a village hall. It is very well served with sports facilities based around the Holland Sports Club which has facilities for cricket, football, rugby, tennis, netball and even a renowned tug of war team.

There is a marina complex connected to the Trent and Mersey canal where in addition to canal access and moorings, there is a cinema, an attractive range of shops and places to eat. Nearby, there are many golf and country clubs, horse racing at Uttoxeter and many areas of outstanding natural beauty including Cannock Chase, the Staffordshire Moorlands and the Peak District National Park.

This vibrant village offers excellent primary and secondary schools with John Taylor High School being very well regarded. There is also good private schooling nearby including Repton School, Lichfield Cathedral School and Denstone College.

Barton under Needwood is well placed about a mile from the A38, offering easy access to the M1 and M42 motorways and beyond. Derby and Birmingham are also within commuting distance.

Lichfield Trent Valley railway station offers a mainline connection to London Euston in about 1hr 9mins. The regions airports include East Midlands Airport and Birmingham.

About this property

Thought to have been originally built in the 1600s, The Old Parsonage is a beautiful Grade II listed property that holds a prime position on Main Street enjoying a pleasant outlook over St James' Church. Having spent time serving as a home to the Church parson, as a village post office and a hardware store, the signage of which is still visible; the house has been sympathetically enlarged and refurbished over the years retaining wonderful period features presenting modern-day family living over three floors.

The house is entered via a pilaster doorway with a decorative fanlight over into the reception hall which boasts oak flooring, a window with working shutters and seat and an open fire place with exposed bricks. This leads to the inner hall from where the main reception rooms flow and the Georgian staircase rises to the first floor. The drawing room is on two levels with Wiltshire flooring, an attractive fireplace with marble surround and twin panelled windows overlooking the front elevation. The sitting room has oak flooring, a wood burning stove set within a brick hearth and features a carved mantle from an original church pew and leads into the orangery.





The open plan living kitchen forms the heart of the house with a bespoke kitchen boasting handmade units surmounted with solid granite worktops, a further dresser with wooden worktops, a four oven Gas Aga set within an inglenook, a Britannia cooker with gas hob above, Miele dishwasher, wine cooler and a useful pantry off. The kitchen opens into the wonderful orangery with underfloor heating, French doors to the terrace and offers plenty of natural light. Steps rise to the family room with a vaulted ceiling, exposed beams and an open fireplace with a decorative surround. There is a utility room with further fitted units and access to the garage.

The flat is above the garage and accessed via the utility room briefly comprising open sitting/bedroom with skylights and an ensuite shower room offering the potential for self-contained accommodation or a home office. The study is off the inner hall and has a vaulted ceiling and reclaimed parquet flooring. There is also a WC.

To the first floor are two double bedrooms including the principal bedroom suite with views of the church, a fabulous dressing room with fitted cupboards and wardrobes and an ensuite shower room with Villeroy and Boch ceramicware and fittings. There is also a family bathroom with a freestanding bath.

On the second floor are three further double bedrooms all featuring vaulted ceilings and beams. One has an en suite bathroom and the other two are served by a family shower room.

Outside

A wrought iron gate opens to the walled, front rose garden, which is planted with a variety of David Austin specimen roses, with a path leading to the front door through parterre hedging.

Wysteria creeps up the façade and there is an attractive magnolia tree.

A pedestrian side gate leads to the principal garden which is mostly laid to lawn with mature shrub borders, fruit trees and a terrace. Steps rise to a decking area with a terrace beyond which is an ideal space for entertaining and al-fresco dining benefiting from an in-built pizza oven.

An external outbuilding with by-folding doors opening onto the terrace is currently used as a gym however offers enormous potential for a number of uses including a home office. There is a store room adjacent as well as a further log store.

The driveway sweeps around the house to an ample parking area for three cars. There is a triple garage which houses the biomas system, with the middle door being electrically operated offering additional, secure parking.





Directions

From the A38 follow the signs to Barton under Needwood on the B5016 Station Road. Follow the road for approximately one mile. Just after the memorial on the left hand side, the property can be seen straight ahead with the driveway on your left hand side.

Services: Mains water, electricity, gas and drainage. Biomass boiler system.

Brochure prepared: May 2021

Photographs taken: May 2021

The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

Tenure

Freehold

Local Authority

East Staffordshire- Band G

Viewing

Strictly by appointment with Savills





The Old Parsonage, Main Street, Barton under Needwood, Staffordshire, DE13 8AA
Gross internal area (approx) 4992 Sq Ft
Outbuildings 515 Sq Ft
Total 5507 Sq Ft

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The Old Parsonage, Main Street Barton Under Needwood, Burton-on-Trent

Approximate Gross Internal Area
Main House = 4992 Sq Ft/464 Sq M
Garage = 515 Sq Ft/48 Sq M
Total = 5507 Sq Ft/512 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
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