



ANDERSON-DIXON



258 Efflinch Lane

Barton Under Needwood, Burton-On-Trent, DE13 8DF

** Cottage ** Land ** Stables ** 2.5 Acres **

This exceptional period cottage exudes a timeless appeal, beautifully preserving its original character and charm. The current owners have thoughtfully extended and updated the property to enhance its features. Situated on 2.5 acres the cottage boasts serene gardens and paddock. Option to purchase further land and stables

Asking Price £1,095,000

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- DETACHED COTTAGE +2300 SQ FT
- LIVING ROOM WITH BEAMS
- GENEROUS GARDENS
- THREE/FOUR BEDROOMS
- BREAKFAST KITCHEN
- OPTION TO PURCHASE FURTHER LAND AND STABLES
- TWO BATHROOMS
- 2.5 ACRES

RECEPTION / FAMILY ROOM
20'7 x 12'10 (6.27m x 3.91m)

SITTING ROOM
20'8 x 15'2 (6.30m x 4.62m)

DINING ROOM
11'0 x 10'7 (3.35m x 3.23m)

HOME OFFICE/STUDY
11'4 x 10'2 (3.45m x 3.10m)

KITCHEN/BREAKFAST ROOM
13'7 x 10'6 (4.14m x 3.20m)

UTILITY
13'7 x 7'10 (4.14m x 2.39m)

PANTRY
7'10 x 7'9 (2.39m x 2.36m)

PRINCIPAL BEDROOM
13'4 x 12'6 (4.06m x 3.81m)

BATHROOM

BEDROOM 2
14'6 x 9'3 (4.42m x 2.82m)

WARDROBE
8'8 x 6'6 (2.64m x 1.98m)

BEDROOM 3
11'4 x 7'6 (3.45m x 2.29m)

FAMILY BATHROOM



[Directions](#)



Floor Plan

Approximate Area = 216.0 sq m / 2,325 sq ft



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	