



## listing



### Agent Info

Name: Tony Dobbins  
Company: Anthony Jones  
Name: Properties  
Country: United Kingdom  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone: +44 (1325) 776-424  
Languages: English  
Website: <http://anthonyjonesproperties.co.uk>

### Listing details

Property for: Sale  
Price: GBP 1,300,000

### Location

Country: United Kingdom  
Posted: Apr 18, 2023

#### Description:

Every once in a while we have the privilege of bringing a truly exceptional home to the market. A property that achieves that rare blend of historic magnificence and splendour, unrivalled living space set up for multi-generational living as well as a beautifully proportioned and secluded location. Barton Lodge is one such home.

Enter through your gates and onto the driveway affording parking for many cars and sense the privacy that prevails.

Stepping into the grand hallway you'll immediately sense this home's heritage and history whilst clearly loved and cherished as a family home for over 3 decades. With most of its original features and offering all the charm and splendour of its Georgian past, the property offers a light, bright and airy feel throughout.

To our left and into the library, a place of quiet reflection and study. Back into the hall and to the first of the formal living rooms. High ceilings and original windows allow light to flood in making this the perfect room to retire to after breakfast and take in the morning news.

Back into the hall and be drawn toward that magnificent staircase, but first the dining room. How many dinner parties have been enjoyed here we wonder? From here we gain access to the second formal



---

reception which offers the perfect place for before or after dinner drinks. It takes no imagination to see how well Christmas Day could work here!

Back to your hall and before we ascend the stairs, turn back to the kitchen glancing out to admire the beautiful lawn just beyond your patio. Full-length windows allow access outside but also ensure that the hallway remains exceptionally bright and for the light to simply burst in.

Into the kitchen and this really is the heart of the home. Sympathetically fitted and decorated, the kitchen blends the practicality of a modern kitchen whilst acknowledging its historical roots. The AGA, solid wood work surfaces along with an inset Belfast sink offer a nod to its past.

From here we find access to the annexe. You'll instantly see why this works for guests and friends but this self-contained space, with its own kitchen and staircase to bedrooms offers independent living for older relatives. Short term holiday letting could also work well.

Back to the hall and now ascend the stairs. Once on the first floor, you'll instantly be drawn to the large window to look out over your garden. An expansive lawn, framed by mature flower beds, stretches out to a summer house. Oh my, what parties could be held here?

Turn and enter the master bedroom. With its sumptuous quality of finish, dressing room and en suite, this must be the perfect place to retire and reflect on this magnificent house.

As you transition from room to room the quality of the finish together with the quirkiness of its history will make you gasp and smile in equal measure. The rooms flow seamlessly and offer the pleasant conundrum of who will want which room.

Back to the top of the staircase and now time to marvel at the outside. The house sits centrally in the expansive gardens landscaped and planted in the immediate surrounds of the home, borders brim with a mixture of colourful shrubs and plants.

Looking back from the comfort of the cosy summer house and at the ivy-covered facade and at the crisp outline of the topiary, we're simply in love on every level and we would urge immediate viewing to avoid disappointment.

Book Now!

## Common

Bedrooms:	8
Bathrooms:	4
Finished sq. ft.:	624 sq m

## Lease terms

Date Available:

## Contact information



IMLIX

**IMLIX Real Estate Marketplace**  
<https://www.imlix.com/>

IMLIX ID:

RS0007

