

Moira Road

Overseal, Swadlincote, DE12 6JB

John 
German





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Guide Price £600,000

Imposing Grade II listed three storey home extending to around 3656 sq.ft which seamlessly blends a mix of old and new, Georgian and older with some lovely modern contemporary touches. It offers 6 bedrooms, 4 bathrooms, 4 reception rooms, brick workshop outbuildings and plentiful parking.



Truly a wonderful home with stunning period details throughout such as an Inglenook fireplace, exposed beams, original window shutters and period fireplaces, all creating an ambience of timeless elegance and with six double bedrooms, there is ample room for the whole family. There is potential for an annex wing within the property and the brick and tile outbuildings to the rear are perfect for anyone seeking workspace or storage.

Overseal is situated on the A444 about three miles south of Swadlincote, in South Derbyshire. A busy local village with lots going on including a great village school, Church, local shops, great fish and chip shop and of course the pub! The convenience of the location is great with Junction 11 of the M42 close by for those wanting access to both Tamworth and Birmingham, and you can be in London in little over an hour. The National Forest, Conkers, Moira Furnace and Hicks Lodge are all places ideal for families.

Crunch across the gravelled driveway to a wonderful classic panelled entrance door which swings open to reveal a breathtaking entrance hallway with flagged floor and a wide feature listed turning oak balustraded staircase. You are immediately struck by the impressive ceiling height and feeling of space which flows throughout into the adjoining dining room and living room. A door beneath the stairs leads to a useful cellar storage area.

The living room is a large reception room with dual aspect tall multi paned windows with beautiful original shutters, a stunning Adam style open fireplace at the focal point of the room is flanked on two sides by fitted alcove cupboards. There is an ornate period stone radiator, warm mellow floor underfoot and a feature cornice to the ceiling.

The dining room is a perfect space for entertaining with its white washed wide floorboards and walls creating a lovely light living space. The highlight of the room is no doubt the large brick inglenook open fireplace with its beamed mantel and raised hearth. A side hall from the dining room takes you out onto a side courtyard.

Return to the hallway and on your way through you will pass a large useful utility room, a walk in store room and a refitted fully tiled guest's cloakroom with large wash hand basin, WC and flagged floor.

A second short flight of stairs takes you to a landing/sitting area which in turn leads to a double bedroom with en suite shower room and built in cupboard, this room is currently used as a large second home office.

At the very end of the hallway is the family room and here we are stepping into the oldest part of the house which is believed to date back to circa 1750. A characterful room indeed with exposed beams, quarry tiled floor and feature circular brick pillar. A log burning stove provides a warming focal point and dual aspect windows allow for plenty of natural light. From the family room a door leads through to a study/playroom and this too has a beamed ceiling plus a decorative cast iron fireplace.

Next is the breakfast kitchen which has cabinets wrapping around three sides of the room with light contrasting countertops and inset double bowl sink with feature pillar tap. There is space for a large range style cooker, plenty of room for a breakfast table and French double doors take you out onto a large patio area, perfect for summer entertaining.

On the first floor leading off the wide landing you will find two excellent king sized double bedrooms and a large family bathroom with roll top bath, WC, pedestal wash hand basin and a separate shower cubicle.

The inner landing that leads to the bathroom has a walk in storage room and access to a second flight of stairs which lead to a second landing/sitting area alongside another large bedroom which has its own private en suite shower room.

On the second floor of this super home you will find three more double bedrooms (one en suite) and a second family bathroom. The principal bedroom has a lovely exposed brick wall, canopied ceiling with inset beams and a window to the side offering far reaching views over the village. A door from the principal bedroom connects through to the second landing/sitting area previously mentioned.

Outside - The property lies back behind a gravelled driveway providing plenty of parking. A five bar gate leads you through to a long lawned garden with a southerly aspect, perfect for family life and features an expansive paved patio area, ideal for alfresco dining and entertaining. Around to the rear of the property you will find two brick and tile outbuildings with light and power alongside the side courtyard area.

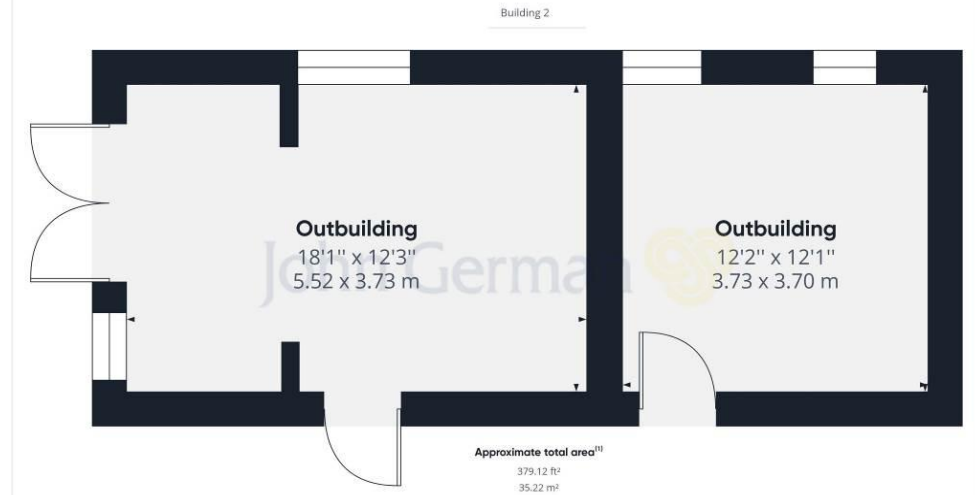














Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27092023

Local Authority/Tax Band: South Derbyshire District Council / Tax Band G

Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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EPC N/A GRADE II LISTED



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