

SUPERIOR HOMES

ROYSTON & LUND



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Grange Farm Acresford

Overseal | DE12 6HX

Offers In The Region Of £1,250,000

Royston and Lund are very proud and delighted to bring to the market this immaculately presented Grade II listed farmhouse in Overseal built circa 1752. The property underwent extensive restoration by Richard Blunt, who won the Georgian group architectural award for this particular project in 2005 and has seen further improvement with the current owners. The property retains much of its period features throughout with fixtures and fittings that are also reflective of the period such as free-standing baths, fitted shutters and a stunning staircase.

You enter into a grand entrance hallway leading off we have access into the dining room, and then into a long hallway, with stairs at either end that lead up to the first floor. The hallway give access to scullery, kitchen, parlour, office and Toilet. The parlour is fitted with a Bose 11 speaker Dolby surround sound system with a projector and an electrically operated drop-down screen. The kitchen benefits from an integrated Rangemaster oven with an extractor hood and a double Belfast sink fitted with a waste disposal unit. Within the Scullery there is an integrated oven with gas hob and space for a range of free-standing appliances.

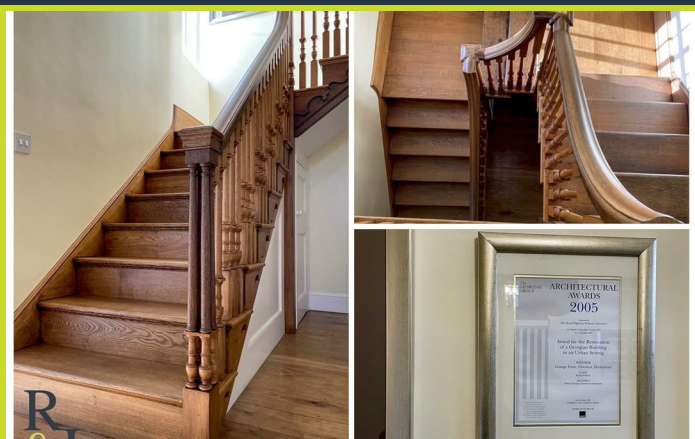
To the first floor there are three generous double bedrooms, two en-suite with showers and the other with its own separate three-piece bathroom with shower, a library with the original wooden flooring, and a pantry that houses the heating system and controls. To the second floor (Originally the servant's quarter) there are three further generous double bedrooms, two bathrooms that both feature free standing baths and there is a further en-suite shower room off bedroom four. All rooms are decorated to an immaculate standard and retain some original features.

The property can be accessed via vehicle from Squirrel Walk that leads to a gated driveway with a detached double garage and workshop. The property has a walled garden that is laid to lawn.





- Grade II Listed Farmhouse - c1752
- Lovingly Renovated to a High Standard
- Six Bedrooms & Six Bathrooms
- Kitchen and Separate Scullery
- Three Reception Rooms
- Library with Original Flooring
- Modern Heating System - Floor and Individual Room Controlled
- Driveway and Double Detached Garage
- EPC Exempt - Freehold
- Council Tax Band G



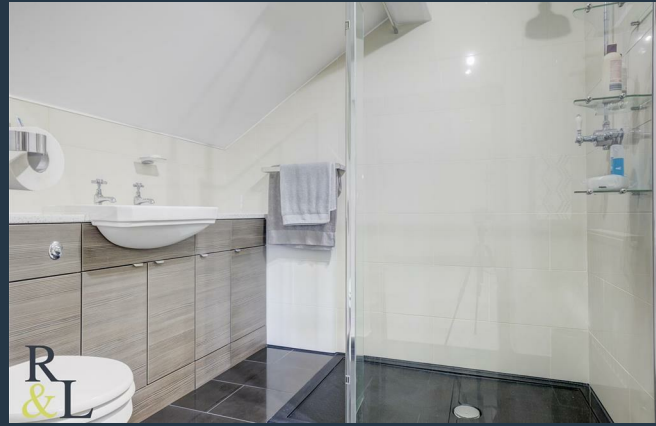


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It is obvious, looking at the finely detailed front elevation of Grange Farm at Overseal, that this is no ordinary farmhouse. With its rich cornice and doorcase, railings, roof of graduated slate and generous amount of windows, it is more like a gentleman's townhouse than a rural farmhouse. Shorn of its land and buildings, its farming roots are still less apparent than they once were, though there is no reason to doubt that it was once a farm much like any other. Previously belonging to Joseph Wilkes (1733-1805) the famous 18th Century English industrialist and agricultural improver born in Overseal.



In April 1993, the house was recorded for posterity by the "Royal Commission on the Historical Monuments of England" (RCHME). In 1994, a their suggested that the earliest phase of the building dated only from the late 18th century. It is known that the building contains work from perhaps 100 years earlier. Moreover, the evidence of continual replacement and rebuilding makes it likely that there was a house on the spot continually for generations before that.



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.



Total area: approx. 484.4 sq. metres (5214.5 sq. feet)



EPC

