

The Old House, 45 Moira Road, Overseal, Derbyshire, DE12 6JB

Guide Price £570,000

A period Grade II listed farmhouse dating back to circa 1750. Offering versatile internal accommodation totalling 4100 sq ft, arranged over three floors including four reception rooms, six bedrooms, four bathrooms, a brick built outbuilding/workshop offering further potential and an abundance of off road parking. Blending a mix of traditional and modern styles with some lovely contemporary touches, internal viewing is highly recommended to fully appreciate what is on offer.

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

LOCATION

Overseal village, located in the parish of South Derbyshire, is situated approximately 3 miles south of Swadlincote and 4.5 miles west of Ashby de la Zouch. The village is located on the A444 with road links to Burton upon Trent and the A42/M42 road junction with East Midlands conurbations beyond. The village is well served with local amenities including local mini superstore, public house, garage and primary school with a 'Good' OFSTED rating.

In addition to local amenities Overseal village is on the fringe of the National Forest, conveniently accessed via Conkers National Forest Centre and associated walks and cycle tracks. Also benefitting from nearby Youth Hostel.

TRAVEL DISTANCES

A42 - Jct 12 - 4.6 miles

Tamworth Railway Station - 11.6 miles

East Midlands Airport - 19.8 miles

Loughborough - 22.3 miles

Derby - 31.3 miles

Birmingham Airport - 26.0 miles

DESCRIPTION

A truly wonderful family home with stunning period features throughout including inglenook fireplace, exposed beams, original window shutters and period fireplaces, boasting timeless elegance. A home for the whole family with potential to create an annexe from the brick built outbuilding to create a multi-generational living space, work from home environment or extra storage.

ACCOMMODATION DETAILS - GROUND FLOOR

Accessed across the large gravel driveway to a traditional entrance door opening into a breath taking entrance hallway with flagstone flooring and a wide feature listed turning oak staircase rising to the first floor with door under leading down to the generous size cellar/storage area. You will be immediately struck by the impressive ceiling height and feeling of space which flows through into the adjoining sitting and dining rooms. The sitting room is a dual aspect reception room with tall multi paned windows, an Adam style open fireplace as the focal point of the room flanked by two alcove cupboards. There is an ornate period stone radiator, warm mellow flooring and decorative ceiling rose. The dining room is a perfect space for entertaining with white washed floorboards and walls creating a bright living space, with the highlight of the room being the large inglenook open fireplace and there are doors into a store room and access to the side courtyard. Also off the hallway is a large re-fitted cloakroom WC and a door leading into a useful walk in storage area with further door into the separate study which has an original fireplace.

At the end of the hallway to the left hand side is access into an integral workshop/utility room with a door opposite leading into the oldest part believed to date back to circa 1750, the family room, full of character with a feature circular pillar, log burning stove providing a focal point alongside dual aspect windows allowing for plenty of natural light. This room also gives a second entry point into the study. Opening up into a delightful breakfast kitchen with a good range of bespoke fitted cabinets, ample work surface areas, space for a 'Range' style cooker, door into a

large walk in pantry and French doors opening onto the large patio area, perfect for entertaining.

FIRST AND SECOND FLOORS

On the first floor leading off the wide landing you will find two excellent king size bedrooms with an inner landing giving access into a further bedroom and the superb family bathroom boasting a roll top bath, WC, wash hand basin and a separate shower cubicle.

A second flight of stairs from the entrance hallway leads to a seating area/dressing room and access into the main principal bedroom suite with a walk in wardrobe and en-suite facilities. This room is currently used a large home office.

To the second floor you will find two area of generous landing /versatile space alongside three more double bedrooms, one has-en-suite facilities and a walk in wardrobe. Finally there is a second family bathroom. The principal bedroom on this floor has a lovely exposed brick wall, canopied ceiling with inset beams and a window to the side offering far reaching views over the village and surrounding countryside.

OUTSIDE

Externally the property is set behind a gravelled driveway providing ample off road parking, a five bar gate then leads to a long lawned garden with southerly aspect, perfect for all day long entertaining. There is a vast patio area, and to the rear of the property are two brick and tile out-buildings with power and light supply with access on to the paved courtyard.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

Local Authority

South Derbyshire District Council - Tel::01283-595795

Council Tax

Band - G

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.

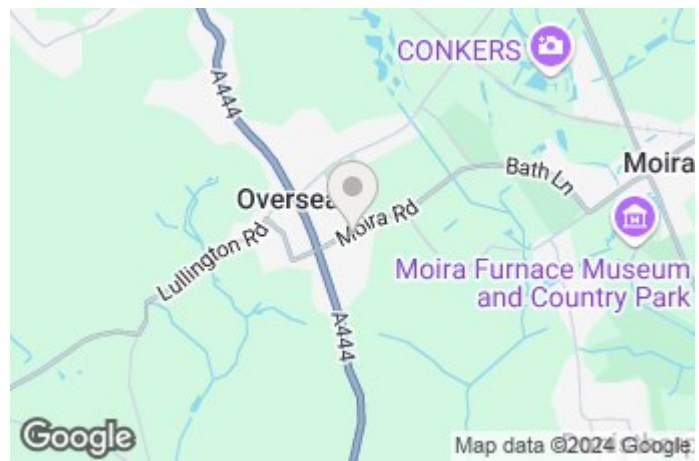
Additional Services

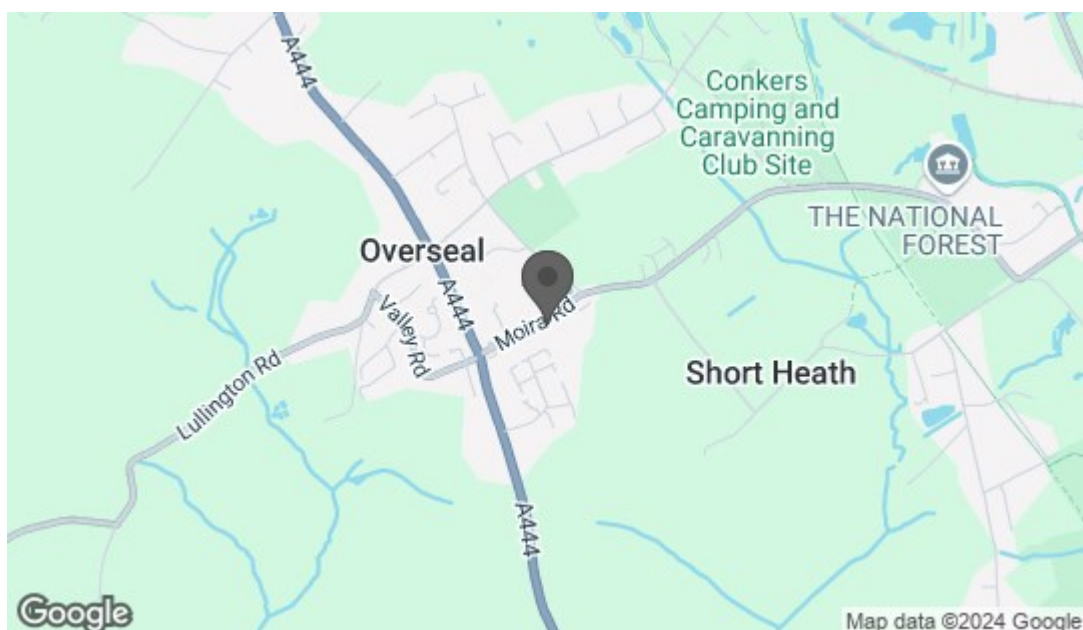
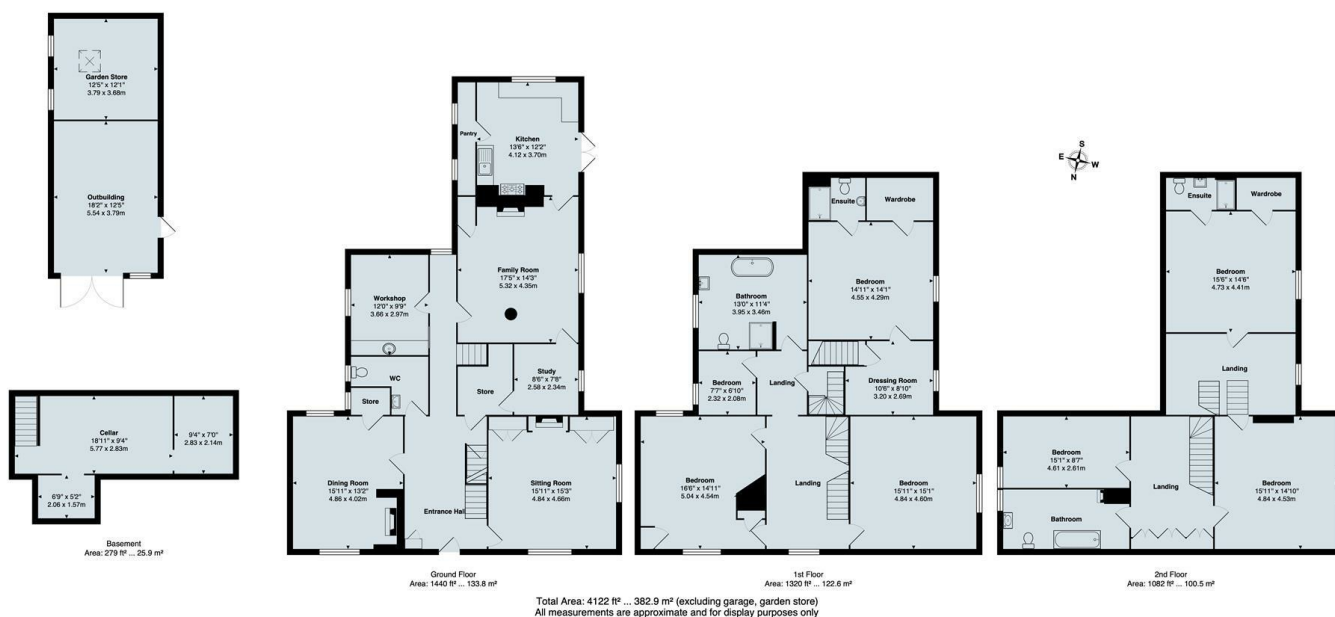
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Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been

undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





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