



Overleigh 19 Gorsty Hill Road, Tean, Staffordshire ST10 4EQ
Price guide £550,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

******Overleigh – A Truly Exceptional Family Home near Idyllic Countryside******

Discover Overleigh, a beautifully extended and character-rich residence set within stunning grounds in a highly sought-after, semi-rural location just outside Tean village. Elevated to capture panoramic views of rolling countryside and the village below, this home offers the perfect blend of peaceful rural living with excellent access to local amenities and commuter routes.

Step inside to the impressive reception hallway, also used as a sitting area, opens effortlessly into a generous dining room, both warmed by a striking double-sided multi-fuel burner—ideal for cosy evenings and entertaining guests. The expansive main lounge is a grand, square room full of natural light from multiple sash windows and centred around a magnificent Inglenook brick fireplace with a powerful log burner, creating a welcoming focal point. A snug provides a flexible space, perfect as a quiet home office, children's playroom, or cosy retreat to unwind.

At the heart of the home is the bespoke solid wood kitchen, finished with elegant black quartz worktops, a central island, and integrated appliances. The room combines a family dining area offering ample space for relaxed meals, while the utility room and guest cloakroom add essential functionality.

Upstairs, the large master bedroom boasts a recently refurbished luxury en-suite bathroom with marble ceramic tiling and a double shower, while three further spacious double bedrooms share a stylish family bathroom featuring a luxurious Jacuzzi bath and separate shower cubicle.

Outside, the property is a private haven, surrounded by meticulously maintained lawns, mature shrubs, vibrant flower borders, and an extensive Indian stone patio, perfect for alfresco dining or entertaining while enjoying the stunning views. A private driveway offers ample parking space and a detached garage with a versatile side workshop/shed.



Accommodation Comprises

Entrance Hall

2'6" x 6'1" (0.76m x 1.85m)

A welcoming entrance providing access into the property via a secure front door.

Reception/ Sitting Area

19'6" x 12'0" (5.94m x 3.66m)

A generously proportioned and inviting space, perfect for relaxation and entertaining. Featuring attractive engineered wood flooring and a striking fireplace with a double-sided glass-fronted multi-fuel burner, this focal point provides warmth and ambience to both the sitting area and the adjoining dining room. A traditional sash window overlooks the garden, allowing natural light to fill the room and enhancing its charming character.

Dining Room

14'11" x 11'11"(max) (4.55m x 3.63m(max))

Enjoys the continued warmth and character of the double-sided multi-fuel burner, shared with the adjoining sitting room. A sash window provides views over the garden and welcomes natural light, while the wooden engineered flooring flows seamlessly through the space, creating a cohesive and elegant feel—ideal for both everyday meals and entertaining.

Spacious Lounge

19'11" x 18'3" (6.07m x 5.56m)

A grand and characterful square-shaped lounge, centred around a striking Inglenook brick fireplace which houses a large log burner beneath a beautiful wooden mantel —a true focal point of the room. Four sash windows flood the space with natural light, enhancing the sense of elegance and scale. This impressive room offers a perfect blend of traditional charm and generous proportions, ideal for relaxing or entertaining.

Snug

14'0" x 11'4" (4.27m x 3.45m)

A cosy and flexible space featuring a charming brick fireplace housing a multi-fuel burner, adding warmth and character. Two sash windows allow plenty of natural light, making the room feel bright and welcoming. Currently used as a snug, this room offers excellent versatility—ideal as a home office, playroom, reading nook, or additional living area to suit your needs.

Traditional Kitchen

14'9" x 15'11" (4.50m x 4.85m)

A beautifully crafted kitchen with solid wood doors, full of character and charm, enhanced by striking black quartz worktops and terracotta porcelain tiled flooring. This well-appointed space includes integrated appliances such as a dishwasher and fridge, and features a complementary central island—perfect for food preparation and casual dining. Space for a freestanding range cooker with extractor hood has been thoughtfully incorporated, while a classic Belfast sink sits beneath a sash window, complete with an antique bronze mixer tap for a touch of timeless elegance. With ample room for a family dining table, exposed ceiling beams, and spot lighting, this kitchen offers both practicality and traditional appeal in equal measure.

Utility Room

10'5" x 10'0" (3.18m x 3.05m)

A practical and well-designed utility space offering ample room for laundry needs. A smart sparkle-effect laminate worktop provides generous surface area, with under-counter space for both a washing machine and tumble dryer. A sink unit is conveniently positioned beneath a side-facing window, allowing for natural light and ventilation. The room also houses the boiler and includes a useful built-in storage cupboard—ideal for coats, shoes, and household essentials. Finished with tiled flooring for durability and easy maintenance.

Cloakroom

4'11" x 3'9" (1.50m x 1.14m)

Fitted with a low-flush WC and a compact corner sink unit. A window provides natural light and ventilation, while the tiled flooring ensures easy maintenance—ideal for guests and everyday use.

First Floor

Stairs rise from the Entrance leading up to the:

Master Bedroom

15'0" x 15'10" (4.57m x 4.83m)

Elegantly styled, blending traditional charm with modern practicality. The room features built-in open wardrobes, providing convenient and accessible storage for clothing and accessories. Three windows allow for an abundance of natural light, creating a bright and airy atmosphere that enhances the room's generous proportions.

En-Suite

6'0" x 13'10" (1.83m x 4.22m)

This room has been beautifully upgraded to create a luxurious, marble-tiled retreat. A spacious double shower with a full glass enclosure featuring a Hansgrohe mixer shower with both an overhead plumbed-in shower and a separate handheld attachment for added convenience. A stylish panel backdrop complements the Victorian style low flush WC and elegant free-standing wash hand basin with pedestal. Two chrome heated towel radiators adds a touch of elegance and comfort, while two privacy window brings in natural light and ventilation.

Bedroom Two

14'1" x 11'5" (4.29m x 3.48m)

A well-proportioned double bedroom featuring a built-in wardrobe for convenient storage. Two windows provide excellent natural light, while the laminate flooring adds a modern and low-maintenance finish. A comfortable and versatile space, ideal as a guest room or teenager's bedroom.

Bedroom Three

13'10" x 11'8" (4.22m x 3.56m)

Another generously sized double bedroom, benefiting from two windows that allow for plenty of natural light. The room is finished with practical laminate flooring and offers versatile potential as a children's bedroom or home workspace.

Bedroom Four

10'4" x 12'2" (3.15m x 3.71m)

Again a well-sized and versatile room, currently used as a home office but easily adaptable as a child's bedroom or hobby room. The space features practical cushioned vinyl flooring and a window that brings in natural light. In addition there is a handy built in cupboard for further storage.

Family Bathroom

10'3" x 8'8" (3.12m x 2.64m)

A spacious and well-appointed family bathroom featuring a stylish four-piece suite. The room includes a panelled Jacuzzi bath with a mixer tap and hand held shower spray over. A modern wash hand basin is set within a vanity unit, seamlessly adjoined to additional storage cabinets and a concealed cistern WC for a sleek, unified look. A separate shower cubicle with a glass door and plumbed-in Hansgrohe mixer shower offers a practical alternative. The walls are part-tiled in classic white, with the remaining surfaces painted in a cool green neutral tone, complementing the ceramic matt tiled flooring. A privacy window provides natural light and ventilation, while a radiator ensures comfort year-round.

Outside

Overleigh presents an exceptional opportunity to acquire a perfect family residence, nestled in a semi-rural, non-estate location. Sitting slightly elevated, the property enjoys panoramic views over the nearby village of Tean and the

surrounding Staffordshire countryside—offering a peaceful retreat with excellent accessibility.

Accessed via Gorsty Hill Road, a private driveway sweeps to the rear of the property, providing ample parking for several vehicles. The driveway also leads to a detached garage, complete with a side workshop/shed for additional storage or hobby use. A pathway with steps leads down to the rear entrance, flanked by neat grass lawns on either side, enhancing the welcoming feel of the approach.

To the side of the property, a paved walkway wraps around to the Southwest facing front elevation, where an extensive Indian stone patio provides the perfect space for outdoor seating and entertaining while soaking in the scenic views. This beautifully landscaped area is edged with manicured lawns, well-stocked flowerbeds, gravelled borders, and mature shrubbery.

Mature hedgerows form a natural boundary around the grounds, offering privacy and a sense of seclusion. On the opposite side of the home, a hidden walkway reveals a discreet area for additional outdoor storage and offers direct access to the surrounding fields—perfect for dog walking and enjoying countryside strolls.

The property stands proudly within good sized grounds, making it an ideal countryside retreat for families seeking space, privacy, and a strong connection to nature, while remaining just a short distance from local amenities, schools, and shops.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.







TOTAL AREA: APPROX. 217.4 SQ. METRES (2339.8 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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