

10 - 14 Acresford Road

Overseal | DE12 6HX | Auction Guide £770,000

ROYSTON & LUND

- Auction Guide Price: £770,000 Being sold via 'Secure Sale'
- Built in 1760 by Joseph Wilkes Grade II Listed
- Sweeping curved staircase, original mahogany doors and ornate marble fireplace
- Red-brick frontage with stone detailing, tall sash windows and arched entrances
- Council Tax: TBC // EPC: Exempt
- Immediate 'exchange of contracts' available
- Formal dining room with three tall sash windows and decorative cornicing
- Accommodation across multiple levels, including a multi-room basement
- Extensive rear grounds with open lawns, mature trees and established planting
- Freehold

















Being sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £770,000
This property will be legally prepared enabling any interested buyer to secure the property
immediately once their bid/offer has been accepted. Ultimately a transparent process which
provides speed, security and certainty for all parties.

Set on Acresford Road in Overseal, Overseale House is a substantial late 18th-century residence designed and built in1760 by local entrepreneur Joseph Wilkes, using materials from his own brickyard. Originally comprising four separate houses, the property was later combined into one residence. Its red-brick frontage features stone detailing, a central pediment, tall sash windows and arched entrances.

Inside, the sweeping curved staircase, original mahogany doors and ornate marble fireplace are among the house's most distinctive features. The dining room has three tall sash windows, decorative cornicing and an arched alcove. A separate reception room has a broad curved bay with sash windows, exposed floorboards and decorative plasterwork. A coloured-glass fanlight and matching side panels add further period detail to one of the entrances.

The accommodation spans four levels, including a substantial basement. Bedrooms are arranged across the ground floor and split level upper floors, with feature fireplaces in several rooms. The property has multiple bathrooms and shower rooms, including a bathroom with twin basins, a large bath and a separate shower.

To the front, a broad gravel courtyard provides off-road parking behind a curved brick wall. Extensive grounds stretch out behind the house, with open lawns, mature trees and established planting. There is scope to update parts of the accommodation while retaining the architectural details that give Overseale House its character.

*Buyers Note: Property is a listed site.

For more information: https://reports.sprift.com/property-report/?access_report_id=5799071



EPC

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