



Luxury Georgian House for Sale In Overseal Swadlincote Kingdom



Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 1,500,000

Posizione

Nazione:	United Kingdom
Cap:	DE12 6HX
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Descrizione:

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Esales Property ID: es5555179

Grange Farm, Acresford Road, Overseal
Swadlincote
DE12 6HX
United Kingdom

Rare Architectural Gem: Luxury Georgian House in Overseal

Nestled within the tranquil landscape of The National Forest in Overseal, near Swadlincote, this award-winning Grade II listed Gentleman Farmer's house, dating back to circa 1752, represents a remarkable blend of historic charm and modern efficiency.

Extensively restored by Richard Blunt—a project that earned the prestigious Georgian Group Architectural Award in 2005—and further refined by the current owners, this 4,490-square-foot freehold



residence captures the true spirit of 18th-century architecture while delivering effortless modern comfort.

Unrivaled Location & Connectivity

Despite its peaceful, semi-rural setting, the home boasts exceptional links for commuters and frequent travelers:

- * **Airports:** Approximately 20 minutes from both East Midlands Airport and Birmingham Airport.
- * **Rail Links:** A short 20-minute drive to Tamworth Station on the West Coast Mainline offers direct travel to London Euston in just 68 minutes.
- * **Surrounding Cities:** Major urban centers including Birmingham, Coventry, Leicester, Derby, and Wolverhampton are all reachable within 30 minutes, alongside charming nearby towns like Lichfield, Sutton Coldfield, and Burton upon Trent.

Innovative Energy Efficiency

While historic period homes are often associated with high running costs, this property has been modernised to achieve extraordinary thermal performance.

- * **22-Zone Smart Heating:** Powered by dual condensing boilers operating on mains gas, each zone is individually thermostatically controlled so energy is used only where needed.
- * **Comprehensive Insulation & Sealing:** Features double-layer loft insulation, high-performance St. Gobain acoustic secondary glazing, draft-sealed primary doors, and clear glass fireplace screens.
- * **Remarkable Value:** These measures result in exceptionally low ongoing energy costs for heating, hot water, and cooking.

Elegant & Generous Living Spaces

Boasting six sprawling bedrooms, six bathrooms, and three principal reception rooms, the interior showcases exquisite period details, including original wooden floors, fitted window shutters, roll-top baths, and a grand central staircase.

Ground Floor

An expansive grand hallway welcomes you, leading to an elegant formal dining room, office, parlour, and ground-floor cloakroom. The parlour is thoughtfully upgraded with an integrated Bose 11-speaker Dolby surround-sound system, projector, and automated drop-down screen.

The main kitchen features a double Belfast sink with waste disposal and an integrated Rangemaster range oven, complemented by a separate scullery with additional gas cooking facilities and laundry space.

First Floor

The mid level houses three spacious double bedrooms—two featuring luxury en-suites, while the third is served by an adjacent three-piece bathroom. A light-filled library highlights original 18th-century



floorboards, and a dedicated control room houses the property's advanced heating infrastructure.

Second Floor

Originally constructed as servants' quarters, the top level now serves as three additional large double bedrooms. This level includes two bathrooms featuring elegant free-standing soak tubs and an additional en-suite shower room.

Grounds, Parking & Exclusive Incentives

Externally, the property is reached via a private gated entrance off Squirrel Walk, leading to a spacious driveway, a detached double garage, and a dedicated workshop. The peaceful, walled garden is mainly laid to lawn, offering a private oasis perfect for entertaining.

Special Buyer Offer: Stamp Duty Paid for the Buyer.

Key Summary Details:

- * Tenure: Freehold
- * Council Tax: Band G
- * EPC: Exempt (Grade II Listed)
- * Total Area: 4,490 sq. ft.

ABOUT THE AREA

Overseal is a charming, historic village situated in the civil parish of South Derbyshire, England, located just three miles south of the larger post-industrial town of Swadlincote. Positioned along the A444 road near the Leicestershire border, Overseal serves as a scenic, semi-rural settlement nestled right in the heart of The National Forest. Swadlincote, as the major urban hub of the South Derbyshire district, provides the primary retail, civic, and commercial services for Overseal and surrounding villages.

Historically, both Overseal and Swadlincote played vital roles during the Industrial Revolution, primarily centered around deep-coal mining and rich potteries. Swadlincote became globally renowned for manufacturing sanitary earthenware, bricks, and terracotta pipes due to the area's vast, high-quality clay deposits. Over recent decades, as heavy industry wound down, massive regeneration initiatives transformed the surrounding landscape from industrial colliery scars into lush woodland, country parks, and leisure trails across the National Forest.

Today, the area offers a vibrant mix of traditional countryside appeal and modern residential amenities. Overseal retains a close-knit community feel centered around its local primary school, parish church, historic pubs, and village hall. Meanwhile, Swadlincote supplies broader recreational facilities—such as the Swadlincote Snowsports Centre and various shopping parks—making the area increasingly popular for families and commuters seeking an active outdoor lifestyle with reasonable property values.

For domestic and international travel, the nearest commercial airport to both Overseal and Swadlincote is



East Midlands Airport (EMA). Situated approximately 10 to 12 miles to the northeast near Castle Donington, the airport is easily accessible in roughly 20 to 25 minutes by car via the A511 or A444 routes, offering widespread passenger flights across Europe and key UK regional hubs.

MAiN FEATURES:

- * 484m² of living space
- * 889m² plot
- * 6 Bedrooms
- * 7 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of the UK
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Tenanted: Si

Comune

Camere da letto: 6
Bagni: 6
Finito piedi quadrati: 484 mq
Dimensione del lotto: 889 mq

Utility details

Heating: Si

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.843.007

