
NORMANTON BECK

NORMANTON-ON-THE-WOLDS, NOTTINGHAMSHIRE

A STUNNING CONTEMPORARY HOME IN A GLORIOUS SECLUDED VILLAGE SETTING



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NORMANTON BECK IS A GLORIOUS MODERN HOME WITH THE MAIN HOUSE EXTENDING TO SOME 6,000 SQ FT SET IN MATURE, VERY PRIVATE AND SECURE GROUNDS AND GARDENS OF APPROXIMATELY 2.6 ACRES OR THEREABOUTS.

A property of this nature rarely becomes available and is without doubt one of the region's most prestigious homes, set on the edge of this very convenient and sought after conservation village just south of West Bridgford.

Stunning accommodation arranged over two principal floors plus a garden level lower ground floor with a carefully created entertainment and leisure suite encompassing a glazed walk-in wine room, gym and cinema area.

Individual design by renowned local architect Martin Tucker taking particular care on the outlook from each of the individual rooms. Complemented by an attention to detail that truly gives the property a very special and homely feel that will be fully appreciated by whoever is fortunate enough to make this their next home.

Glorious through main galleried reception hall with a striking bespoke glass and stainless steel staircase ascending to the upper floor.

Flexible ground floor living space with bi-fold and French doors all looking out to the westerly facing terrace and mature undulating gardens beyond.

Fine kitchen/family room with split-level breakfast room.

Four generous bedrooms all en suite, including a breath-taking master bathroom.



LOCATION

Normanton Beck enjoys a privileged position set on the edge of the highly sought-after village of Normanton-on-the-Wolds which lies to the south of the city and the excellent facilities available in West Bridgford town centre. The house lies within easy reach of the A46 which provides rapid road connections to Leicester and the M1 motorway and to the north to Newark and across to Grantham. There are excellent rail connections from Nottingham, Leicester and Newark. East Midlands airport is within 15 miles.

Within the village itself there is a range of very high quality property, a renowned local Inn within easy reach and the house itself enjoys a wonderfully secluded position with driveway entrances from within the village on Back Lane and also from Old Melton Road.

DESCRIPTION

This truly stunning individual home has been carefully designed by the owners in conjunction with a renowned local architectural practice.

Enjoying a superb location the house takes full advantage of its slightly elevated position looking down onto the adjoining private grounds and gardens. It enjoys a meandering shallow beck running through the grounds and a large pond with fountain. The house delivers quality of finish and design in every area with fine zoned open plan and split-level living. The principal rooms all enjoying direct access out onto the wide south facing terrace and gardens beyond. There are separate reception rooms including a lovely main sitting room, again with bi-fold doors out onto the terrace and a private study. The heart of the house is the family room and kitchen that leads up to a slightly higher-level breakfast room. The bespoke kitchen featuring high end Miele integrated appliances, also with bi-fold doors leading out to the level terrace area beyond. Off the kitchen is a large utility and second cloaks and W.C. Throughout much of the ground floor walnut floors are laid and complemented by the high single and double matching walnut doors of generous complementary proportions of some 8ft or so to the vaulted ceiling areas running through much of the property. There is an imposing entrance to the main house with generous high hardwood door to the open plan reception hall with bespoke glazed staircase leading to the upper floors.





The generous dining room has wide sliding double pocket doors from the reception hall allowing the whole area to open up making a wonderful entertaining space. A side wing leads to a generous cloakroom, well-fitted study/fifth bedroom and ground floor guest suite with a generous en suite shower room.

To the first floor the spacious master bedroom enjoys a sitting/relaxing area, bi-fold doors leading to a covered terrace/balcony with lovely views onto the gardens. There is a large en suite bathroom fitted with Villeroy and Boch sanitary ware, which is also throughout the house. There are generous wardrobes and on this floor two further double bedrooms each with individually styled en suite shower rooms/ W.Cs with integrated LED lighting.

The lower ground floor area has been carefully created leading off the rear hallway with stairs down to the lower garden level area where there is a wonderful leisure/entertaining space with cinema room housing concealed projector and remote control drop down screen set around the discreet bar area with glazed walk-in and fitted wine cellar. Full width glazing leads through to a separate gymnasium with a cleverly designed skylight installed within the roof and featuring within the upper floor terrace area. The gym area is air-conditioned and has bi-fold doors leading out to its own terrace and relaxing area, and then up to the main gardens.

The recessed driveway from the main street leads through from the substantial garaging of some 870 sq ft with a useful first floor room over which has further potential.

The grounds and gardens, which extend to some 2.6 acres are one of the major features of the glorious setting of the house with carefully designed and mature stock borders and generous lawns with a shallow beck meandering through. There is extensive lighting both at low level around the pathways and driveways and floodlighting creating a wonderful atmosphere during the evening hours. Above the carefully created pond is a separate cantilever decked and seating area.

The main driveway leads off Old Melton Road and runs through to the paved courtyard area set to the main entrance area of the house with ample parking, and a further water feature, and the gates lead through and beyond to the second entrance into the heart of the village onto Back Lane.

The house has an individually zoned and timed lighting system, Sonos sound to the principal rooms and carefully zoned underfloor heating throughout the house. There are electric curtain tracks fitted to much of the property operational in the principal rooms.



GENERAL INFORMATION

Tenure: Freehold

Services: Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

Viewing: Strictly by appointment with Savills.



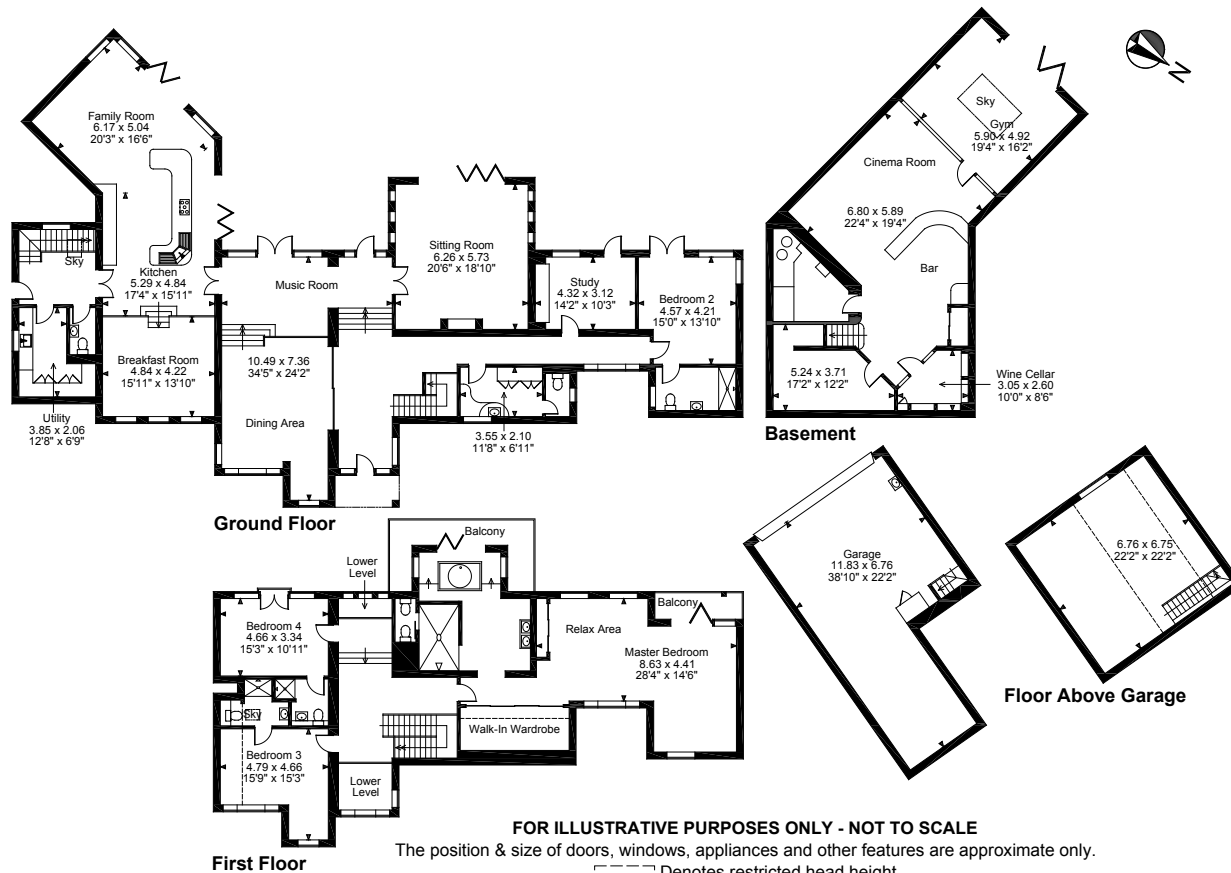


NORMANTON BECK

MAIN HOUSE GROSS INTERNAL AREA = 5,964 SQ FT / 554 SQ M

GARAGE GROSS INTERNAL AREA = 869 SQ FT / 81 SQ M

TOTAL GROSS INTERNAL AREA = 6,833 SQ FT / 635 SQ M

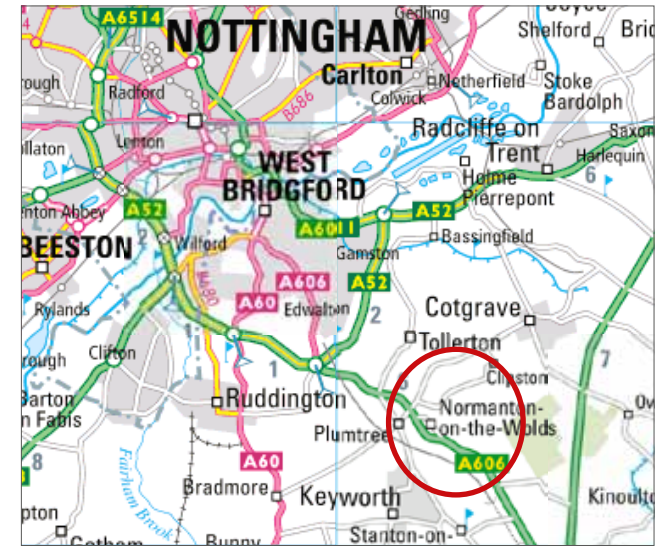


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs	A	79-100		
Energy efficient	B	69-78		
Decent	C	59-68		
Needs some work	D	49-58		
Needs more work	E	39-48		
Needs a lot of work	F	29-38		
Very energy inefficient - higher running costs	G	1-28		
England, Scotland & Wales			75	77