



# A single storey semi detached barn conversion

1 Holme Farm Court, Normanton on Soar, Nottinghamshire

Freehold



A highly sought after village location • Open plan living / dining kitchen • 3 bedrooms, 3 bathrooms • Landscaped gardens • Driveway • Secure gated development • Additional land potentially available

#### Local information

Normanton on Soar is a sought-after rural settlement in south-west Nottinghamshire, very close to the Leicestershire border.

Lying 3 miles from the university town of Loughborough, the village benefits from convenient access to shops, pubs, restaurants, schools, doctors' surgeries and a railway station.

Holme Farm Court is located in the centre of the village with easy access to Loughborough and Nottingham (c.14 miles). Regular bus services run approx. every 40 minutes throughout the day. Nottingham Parkway & Loughborough Railway Stations offer a comprehensive service with direct trains to London St. Pancras (1 hr 33 mins) and other regional stations.

#### About the property

A rare opportunity to acquire a unique property, the property will be a truly individual mix of a period and contemporary well proportioned home, which when complete will offer approximately 1587 sq ft of versatile accommodation.

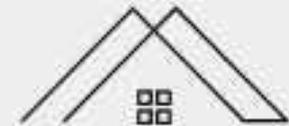
Designed by a highly regarded local architect with a great deal of thought and attention to detail the property will nestle in a quiet backwater on a highly regarded address within this much requested and well placed village.

There is an opportunity to design, plan and personalise this wonderful home to your own requirements with an early commitment to purchase.

Holme Farm Court can be found in the highly sought after location of Normanton on Soar and is within easy walking distance of local amenities. The property will offer pure luxury and quality from the moment you step through the door.



**SHEPPARD**  
DEVELOPMENTS



**GATTER CAPITAL**  
LTD



In brief the versatile single storey living accommodation will comprise: a generous reception hall that gives access to the wonderful open plan living / dining kitchen and utility room. Three bedrooms all with ensuite bathrooms and a separate wc/cloakroom

Kitchen, will be a bespoke designed sleek Shaker style modern kitchen with quartz work surfaces and splash backs. Appliances will comprise: double oven, dishwasher, fridge / freezer, hob, extractor and wine fridge.

Bathrooms, will be a contemporary white suite by Duravit with chrome fittings, tiling to shower and bath areas, tiled flooring to wet areas and a heated chrome ladder towel rails.

Internal finishes - White painted ceilings and neutral emulsions to the walls. White satin paint to all woodwork, oak doors, brushed steel ironmongery and contemporary 6" deep skirting with architraves.

Heating, gas fired heating via radiators, thermostatic controls to all principal room.

Electrical, Recessed LED white downlighters to hall, kitchen, utility, bathrooms and en suites. Pendant lights to sitting room and bedrooms. Brushed steel finish to sockets and switches and USB charges to all principal rooms.

Externally: Security gates give access to the exclusive development, landscaped gardens to the front and off street car parking. Double glazed windows finished in anthracite grey, multi locking external doors, natural stone patios and pathways.

A 10 year warranty will be issued on completion.

Plans available for inspection and site visits welcome by appointment.

Agent's note: There is an additional parcel of land that can potentially be made available with this plot as detailed on the site plan.

**Tenure**  
Freehold

**Viewing**  
Strictly by appointment with Savills.

Approximate Floor Area = 147.4 sq m / 1587 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 278707

For identification only. Not to scale. © 10 October 2021

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

