



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, 2 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.

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.





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 with an en suite to the principal bedroom and a family bathroom.

Kitchen, will be a bespoke designed sleek Shaker style modern kitchen with Konree work surfaces and splash backs. Appliances by Haier will comprise: hot water tap, oven, microwave, induction hob, extractor hood, dishwasher and fridge / freezer.

Bathrooms, will include contemporary white suites 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 underfloor heating throughout, thermostatic controls to all principal rooms.

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 6 year professional consultants certificate 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 purchased with this plot as detailed on the site plan. This is classed for agricultural use and is subject to an overage clause.

Target completion date - January 2023.

Tenure
Freehold

Viewing
Strictly by appointment with Savills.



Approximate Floor Area = 147.4 sq m / 1587 sq ft



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