



# A stunning two storey barn conversion

**4 Holme Farm Court, Normanton on Soar, Nottinghamshire**

Freehold



A highly sought after village location • Easy access to all communications • 4 generous reception rooms  
 • 4 bedrooms, 3 bathrooms • Secure gated development

**Location**

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.

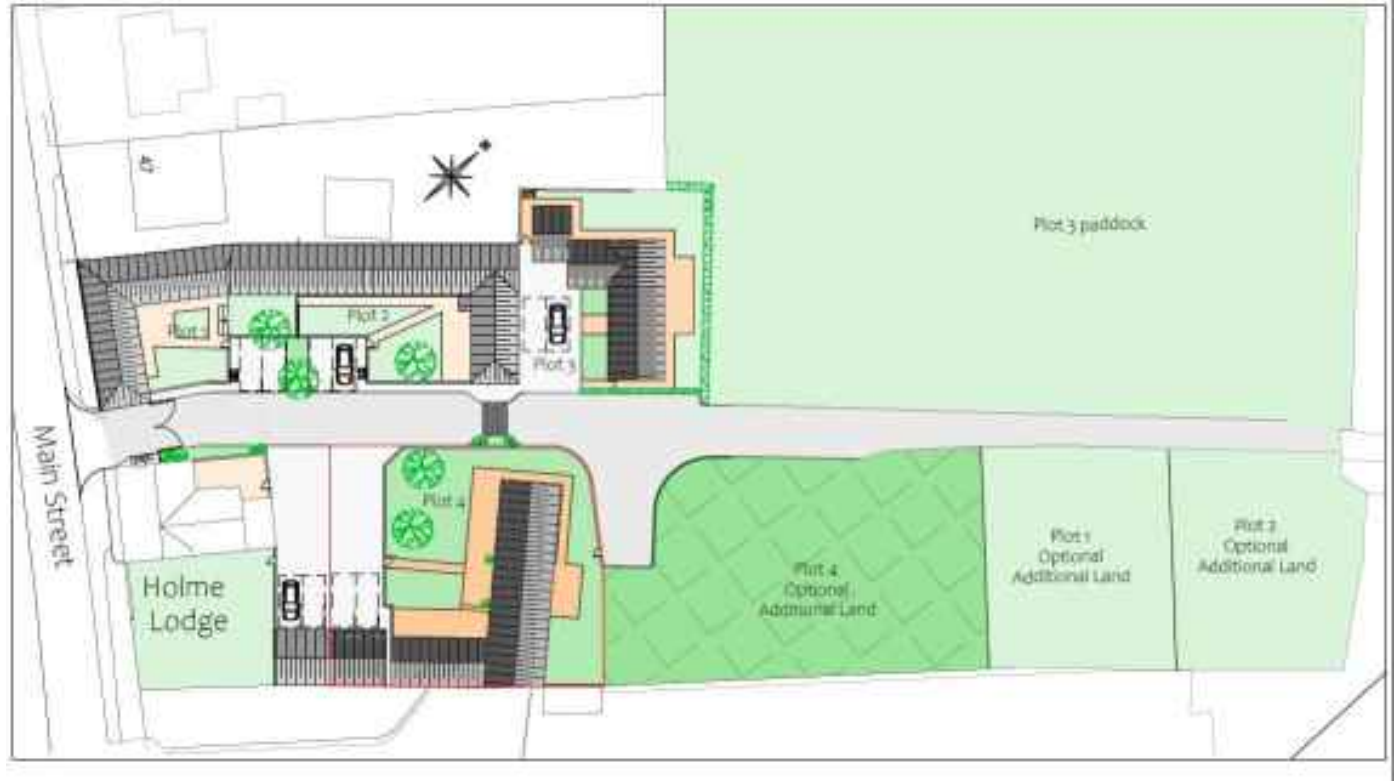
**About the property**

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 2817 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 personalise this wonderful home to your own requirements with an early commitment to purchase.

Holme Farm Court 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 two storey living accommodation will comprise: a stunning full height atrium style reception hall, sitting room, study / home office and playroom.

A wonderful open plan living / dining kitchen, utility room and a garden / family room.

To the first floor - a galleried landing leading to four bedrooms. The spacious principal bedroom will have an en suite shower room and dressing room. There will be an en suite to one other bedroom and a family bathroom.

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

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 will be via an air source heat pump with underfloor heating.

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 rear and a double garage. Double glazed windows finished in anthracite grey, multi locking external doors, natural stone patios and pathways.

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 - Mid December 2022.

A 6 year professional consultants certificate will be issued on completion.

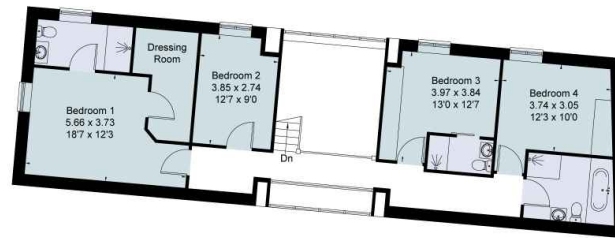
**Tenure**  
Freehold

**Viewing**  
Strictly by appointment with Savills.





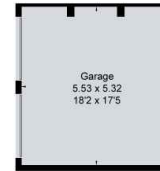
Approximate Floor Area = 261.7 sq m / 2817 sq ft  
Garage = 29.4 sq m / 316 sq ft  
Total = 291.1 sq m / 3133 sq ft



First Floor



Ground Floor



Outbuilding  
(Not Shown In Actual Location / Orientation)

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