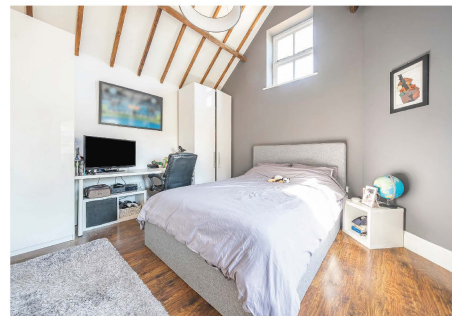
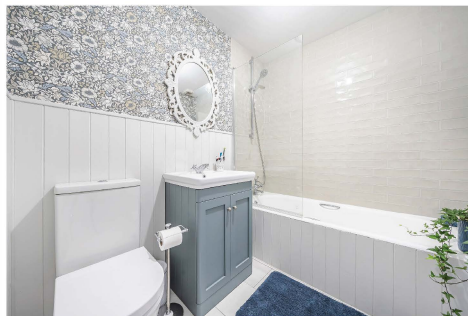


PADDOCK BARN NORMANTON







This exceptional equestrian property, located in the picturesque village of Normanton, Bottesford, offers a charming three-bedroom home alongside extensive outbuildings, a small paddock, and a horse ménage, making it a dream for horse enthusiasts. The property occupies approximately 1.5 acres of land, providing ample space for comfortable rural living while being conveniently accessible.

The main residence extends to approximately 1762 sq ft (163.6 sq m) and is thoughtfully designed for both practicality and comfort with underfloor heating throughout. The heart of the home is the open-plan kitchen and dining area, a spacious and inviting setting perfect for entertaining, measuring 32'1" x 15'2" (9.77m x 4.63m). Adjacent to the kitchen is a utility room, ensuring added convenience. A snug and reception room provide warm and welcoming spaces for relaxation, while the three well-proportioned bedrooms offer comfortable accommodation. The master bedroom includes ensuite shower room.

A standout feature of this property is its extensive equestrian facilities. The outbuildings total 1332 sq ft (123.7 sq m) and include a large barn measuring 30'9" x 11'8" (9.35m x 3.56m), as well as a series of stables with tack room making it an ideal setting for keeping and caring for horses. The small paddock provides an excellent turnout space, while the horse ménage ensures a dedicated area for training and exercise, catering perfectly to equestrian needs. The yard also benefits from ample hard standing for a number of vehicles including equestrian transportation. Surrounded by stunning countryside views, this property offers a perfect balance of modern rural living and equestrian potential. Whether you are looking for a family home with space to enjoy the outdoors or a property with well-equipped horse facilities, this residence offers an exceptional lifestyle opportunity in a beautiful and accessible location.

Normanton is a small village within the civil parish of Bottesford, located in the Melton borough of Leicestershire, England.

Local Schools: Families in Normanton have access to Bottesford Church of England Primary School and Belvoir Academy Secondary School

Trains: Normanton benefits from various train connections: The nearest railway station is in Bottesford, which lies on the Nottingham–Grantham line. This line provides services between Nottingham and Grantham with onward connections to London Kings Cross

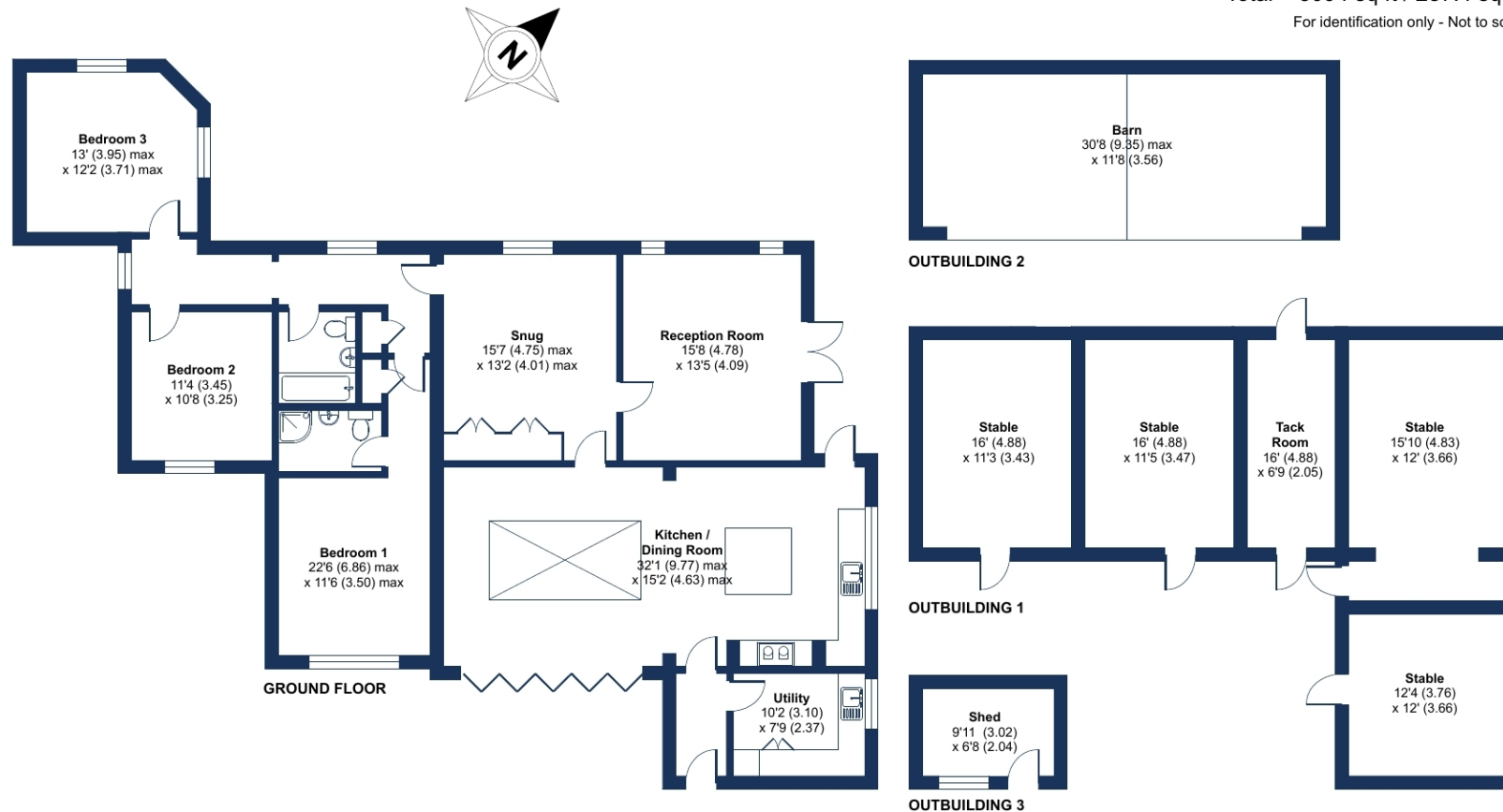
Main Street, Normanton, Bottesford, Nottingham, NG13

Approximate Area = 1762 sq ft / 163.6 sq m

Outbuildings = 1332 sq ft / 123.7 sq m

Total = 3094 sq ft / 287.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Moores Estate Agents. REF: 1250313



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office@mooresestateagents.com
 www.countryequestrianhomes.com