

HoldenCopley

PREPARE TO BE MOVED

Back Lane, Normanton On The Wolds, Nottinghamshire NG12 5NP

Guide Price £1,250,000 - £1,600,000

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PREPARE TO BE IMPRESSED...

Nestled in the picturesque countryside location of Normanton on the Wolds, this exquisite five-bedroom detached house offers an unparalleled blend of elegance, comfort and expansive outdoor living. Boasting approximately two acres of land, this residence is a sanctuary of tranquillity. As you step into the grand entrance hall, you are greeted by a sense of opulence that permeates the entire property. The ground floor features a meticulously designed living space, including a spacious living room, formal dining room, a private study for focused work or relaxation and a fitted kitchen that seamlessly combines style and functionality. Additional amenities on this level include a pantry, a utility room, a rejuvenating sauna, a convenient shower room and a well-appointed W/C. Ascend to the first floor, where five generously sized bedrooms await, each offering a unique blend of comfort and sophistication. The master and second bedrooms enjoy the luxury of en-suite facilities, while the master bedroom further boasts a balcony, providing a private retreat overlooking the breathtaking surroundings. The remaining bedrooms share access to a five-piece bathroom suite, offering both convenience and indulgence. The outdoor space is a true highlight of this property, with a substantial front driveway providing access to two double garages. To the rear, an expansive private enclosed garden spans approximately two acres, featuring a captivating pool, a meandering stream and an additional field that presents an ideal setting for livestock or other pastoral pursuits. This residence is a testament to refined country living, offering a harmonious blend of natural beauty and luxurious amenities.

MUST BE VIEWED





- Substantial Detached House
- Five Great-Sized Bedrooms
- Three Spacious Reception Rooms & A Study
- Fitted Kitchen With A Separate Utility Room & Pantry
- Ground Floor Sauna, Shower Room & W/C
- Five-Piece Bathroom Suite & Two En-Suites
- CCTV Connected To Smartphone With Four Security Cameras
- Large Driveway & Two Double Garages
- Expansive Garden With A Feature Pool
- Sought After Location





GROUND FLOOR

Entrance Hall

17'5" x 23'3" (5.33m x 7.09m)

The impressive entrance hall features tiled floors, carpeted stairs, two radiators, a cornice adorning the ceiling and a single wooden door granting entry to the accommodation.

W/C

6'0" x 7'2" (1.83m x 2.20m)

This area features a dual flush low-level W/C, a vanity unit with a countertop wash basin and a mixer tap, an array of fitted base storage cupboards, a radiator, tiled flooring, ceiling cornice and a front-facing triple glazed window.

Living Room

24'11" x 14'1" (7.62m x 4.31m)

The living room has carpeted flooring and showcases a focal point fireplace with an ornate surround, a radiator, wall-mounted light fixtures, ceiling cornice, a rear-facing triple glazed window and a single triple glazed door leading to the rear garden.

Dining Room

14'0" x 9'10" (4.29m x 3.00m)

The dining area features tiled flooring, a radiator, ceiling cornice, expansive floor-to-ceiling triple glazed windows and double French doors with triple glazing, offering a seamless connection to the rear garden.

Study

15'11" x 12'3" (4.86m x 3.75m)

The study is equipped with carpeted flooring, a TV point, two radiators, ceiling cornice and a front-facing triple glazed window.

Kitchen / Breakfast Area

25'0" x 13'7" (7.64m x 4.15m)

The kitchen is equipped with an array of fitted base and wall units featuring granite countertops. It includes a sink and a half with waste disposal, drainer and a swan neck mixer tap, an integrated cooker, a built-in gas hob, an extractor hood, a microwave, a fridge and a dishwasher—all seamlessly integrated. The kitchen also boasts a generous pantry, ample space for a dining table, tiled walls, tiled flooring, two radiators, recessed spotlights, a rear-facing triple glazed window and double French doors with triple glazing for convenient access to the rear garden.

Pantry

11'8" x 5'6" (3.58m x 1.70m)

The pantry offers room for various appliances, features tiled flooring and walls and provides extensive storage capacity.

Family Room

14'8" x 23'11" (4.49m x 7.31m)

The family room is furnished with carpeted floors, a TV point, two radiators, ceiling cornice, recessed spotlights and two front-facing triple glazed windows.

Sauna

5'2" x 4'3" (1.58m x 1.30m)

The sauna features an interior and seating with wood paneling, rocks, tiled flooring and a single door for entry.

Shower Room

5'2" x 5'0" (1.60m x 1.54m)

The shower room is equipped with a dual flush low-level W/C, a wall-mounted wash basin complemented by a stainless steel mixer tap, a fitted shower enclosure with a wall-mounted shower fixture, a radiator, as well as tiled flooring and walls.

Hall

4'11" x 9'8" (1.52m x 2.96m)

The hallway features tiled flooring, a radiator, tiled walls and a rear-facing triple glazed window.

Utility Room

11'5" x 6'10" (3.49m x 2.09m)

The utility room is equipped with fitted base units featuring laminate worktops, a stainless steel double sink complemented by a swan neck mixer tap and space with plumbing for both a washing machine and tumble dryer. It also includes a radiator, tiled flooring, tiled walls and a rear-facing triple glazed window.

FIRST FLOOR

Landing

47'0" x 12'9" max (14.33m x 3.89m max)

The landing is adorned with carpeted flooring, hosts two built-in storage cupboards, three radiators, features wall-mounted light fixtures, recessed spotlights, two front-facing triple glazed windows, and provides access to the first floor accommodation.

Bedroom One

16'10" x 18'2" (5.14m x 5.54m)

The luxurious primary bedroom is adorned with carpeted flooring, a TV point, two radiators, entry to a spacious walk-in closet, access to the en-suite, recessed spotlights, a vaulted ceiling and double French doors with triple glazing that open up to the balcony overlooking the garden.

En-Suite

12'4" x 8'2" (3.76m x 2.51m)

The en-suite features a dual flush low-level W/C, a vanity unit with twin countertop sinks accompanied by a variety of fitted base storage units and drawer units, a bidet, a fitted shower enclosure with a wall-mounted shower fixture, a radiator, tiled flooring, tiled walls and a rear-facing triple glazed window.

Walk-In Wardrobe

10'4" x 6'1" (3.16m x 1.87m)

The walk-in wardrobe is equipped with carpeted flooring, recessed spotlights and offers generous storage capacity.

Bedroom Two

13'6" x 12'2" (4.14m x 3.73m)

The second bedroom features carpeted flooring, an array of fitted wardrobes, a radiator, recessed spotlights and two Velux windows.

En-Suite

5'8" x 12'2" (1.75m x 3.72m)

The en-suite is equipped with a low-level flush W/C, a pedestal wash basin complemented by a stainless steel mixer tap, a fitted shower enclosure with a wall-mounted shower fixture, a radiator, a built-in storage cupboard, tiled flooring, partially tiled walls, recessed spotlights and a Velux window.

Bedroom Three

10'4" x 10'7" (3.15m x 3.25m)

The third bedroom features carpeted flooring, a radiator, a loft hatch and a rear-facing triple glazed window.

Bedroom Four

9'8" x 11'2" (2.95m x 3.42m)

The fourth bedroom is furnished with carpeted flooring, a spacious fitted wardrobe, a radiator, recessed spotlights and a rear-facing triple glazed window.

Bedroom Five

9'8" x 11'3" (2.95m x 3.44m)

The fifth bedroom is appointed with carpeted flooring, a fitted wardrobe, a radiator and a rear-facing triple glazed window.

Bathroom

5'4" x 12'2" (1.64m x 3.72m)

The bathroom is equipped with a dual flush low-level W/C, a wall-mounted wash basin featuring a stainless steel mixer tap, a bidet, a tiled bath with a hand-held shower fixture, a fitted shower enclosure with a wall-mounted shower fixture, tiled flooring, tiled walls and a front-facing triple glazed window.

OUTSIDE

Front

At the front of the property, there is an expansive driveway providing entry to the two double garages. Additionally, there is a well-presented lawn, an assortment of plants and shrubs, courtesy lighting and gated access leading to the impressive rear garden.

Garage - Attached

18'10" x 16'0" (5.76m x 4.90m)

The connected double garage includes a hot water tank, lighting, numerous power points, two side-facing windows and an up-and-over door for entry.

Garage

19'10" x 21'3" (6.06m x 6.49m)

The double garage is equipped with lighting, power points, two side-facing windows and two up and over doors for entry.

Rear

Situated at the rear of this remarkable property is a truly magnificent private enclosed garden spanning approximately two acres. The outdoor space boasts a charming stone-paved patio area, an expansive and lush lawn, granting direct access to indoor refreshing pool for leisure and relaxation. The garden is adorned with a variety of mature plants and shrubs, framed by panelled fencing, offering a delightful blend of privacy and aesthetics. Adding to its allure is a feature stream meandering through the landscape, adorned with an ornamental bridge that provides a picturesque passage to an additional one-acre field. This adjacent field not only enhances the property's pastoral charm but also presents an ideal setting for those considering livestock or other agricultural pursuits. Together, this meticulously landscaped outdoor haven creates an idyllic retreat within the property's expansive grounds.

Pool

42'6" x 22'2" (12.96m x 6.78m)

The indoor pool exudes an atmosphere of luxury and relaxation. Surrounded by sleek tiles, large windows allow natural light to filter in, creating a bright and inviting space. The heated pool itself is generously sized with an air-source pump, offering ample room for both leisurely swims and aquatic activities. The atmosphere is complemented by the subtle echo of water gently lapping against the pool's edge.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band G

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

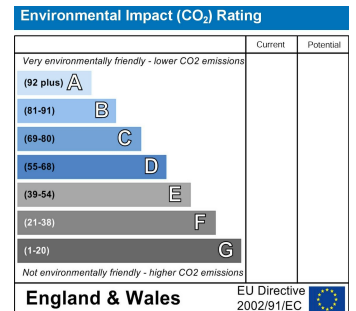
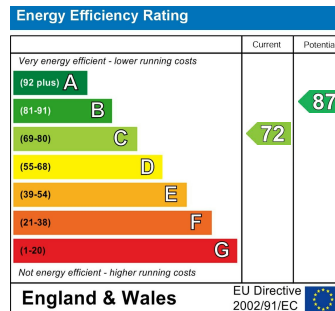
The vendor has advised the following:

Property Tenure is Freehold

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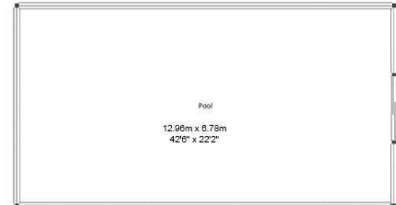
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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