



Stonehurst Lane, Normanton On Soar

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Main Description

The Old Dairy is a rare offering to the open market nestled in the heart of the popular village of Normanton On Soar and offering flexibly arranged and versatile accommodation laid out over two floors with approximately 2200 square foot of living space. This one-of-a-kind property offers a blend of original character features including exposed brickwork, vaulted ceilings with original timber beams whilst incorporating all modern amenities required for modern day family living. This rural retreat is positioned on a private driveway with privately gated access providing car standing and garage storage. The flexible living accommodation briefly comprises of a contemporary open plan style dining kitchen area with bespoke handmade kitchen and ample room for formal dining space, which has French doors opening through to a spacious lounge with vaulted ceiling incorporating exposed original timber ceiling beams, exposed brick wall with an operational fireplace and chimney. Off to the kitchen there is a utility room. The accommodation then extends to the bedroom areas with three well-proportioned ground floor bedrooms, the principal bedroom having an ensuite shower room and a main family bathroom. There is a further inner lobby which provides access to further living space which is currently utilised as an annex for multigenerational living. This could be easily converted to a home office, studio or Gym. A staircase from the lobby leads to a first-floor bedroom with a Juliette balcony, further ensuite and storage. The property benefits from gas fired central heating with a combination boiler, has hardwood framed sealed unit double glazed windows and outside there are formal gardens to the front which provide for entertaining space and affords open views. The property is offered for sale with no

onward chain and an internal inspection is highly recommended to truly appreciate the accommodation on offer.

Location

The property occupies a secluded position within this highly regarded and popular village which is approximately five miles outside of Loughborough has easy access to a number of riverside and country walks and benefits from the parish church, public house, village hall (incorporating village shop) and primary school. There are further amenities found in neighbouring villages of Sutton Bonington and East Leake and Normanton provides excellent road links to Nottingham, Derby and Leicester and further access to Loughborough and parkway train stations, the M1 motorway and the A50/A42.

Entrance

The property is entered via a solid wood front door which leads immediately into the open plan dining kitchen.

Dining Kitchen

24' 6" maximum x 22' 10" maximum (7.47m maximum x 6.96m maximum)

The dining area has quarry tiled flooring which continues through to the kitchen space, has features including exposed brick wall, with exposed original timber ceiling beams and skylights providing a light and airy dining space with doors leading off to the bedroom areas and double full pane doors which lead through to the lounge. The kitchen is fitted with a bespoke hand made wooden units with solid woodwork surfaces over. There is a central island providing space for casual dining. There is a twin Belfast sink with mixer tap, a range style gas hob and electric oven with a stainless-steel extractor hood over, a fridge freezer and an integrated dishwasher.





Pantry/Utility Room

8' 1" x 6' 10" (2.46m x 2.08m)

Space for washing machine, dryer and freezer as well as general storage.

Lounge

23' x 12' 6" maximum measurement (7.01m x 3.81m maximum measurement)

The lounge has exposed timber floorboards, exposed brick work to two walls with original timber beams within the vaulted ceiling. There is a fireplace and a brick chimney, sealed unit double glazed windows overlooking the garden with French doors which open onto the patio seating area.

Inner Vestibule

There is an inner vestibule which lies off the dining space which has useful built in storage and doors off to a bedroom and bathroom.

Ground Floor Bedroom One

12' 5" x 12' (3.78m x 3.66m)

Ground floor bedroom one as a range of four door built in wardrobes with hanging rails and shelving, a radiator, window overlooking the courtyard and French doors which open through to the courtyard and a door to the ensuite.

Ensuite

The ensuite has ceramic tiled flooring, walk in shower cubicle with shower over, a low level wc, pedestal wash hand basin, a radiator.

Main Bathroom

Main bathroom has ceramic tiled flooring and a white three-piece suite which comprises of bath with shower over on mixer tap with concertina shower screen, low level wc, pedestal wash hand basin, heated towel rail.

Inner Lobby

There is an inner lobby which provides access to further living space which could easily be used as a stand-alone annex for multigenerational living purposes, Airbnb, or teenage suite. There is a separate front door with a continuation of quarry tiled flooring, stairs off to the first floor and doors off to further accommodation.

Bedroom Three

11' 4" x 9' 7" (3.45m x 2.92m)

Bedroom three has carpeted flooring, a radiator and Velux skylight windows.

Bedroom Four

12' 7" x 10' 3" (3.84m x 3.12m)
Bedroom four has quarry tiled flooring, a radiator and Velux skylight windows.

First Floor Master Bedroom

20' 10" x 18' 6" maximum measurements (6.35m x 5.64m maximum measurements)

There is exposed wooden floorboards, useful built in wardrobe space with hanging rails and shelving, two skylight windows, inset ceiling spotlights and Juliette balcony which opens to provide a beautiful aspect over the front gardens and adjoining countryside.

First Floor Ensuite

The ensuite to the principal first floor bedroom has a suite comprising of walk-in shower cubicle with soak away, low level wc, wash hand basin, complementary tiling and Velux window to the rear.

Annexe - Kitchen/Living Space

20' 4" x 9' (6.20m x 2.74m)

The living space has timber wooden floorboards with ample space for a settee and opens through to the kitchen area. The kitchen area has a range of base and wall mounted units with work surfaces over, an electric hob and electric over with overhead extractor, space and plumbing for a washing machine, space for an under counter fridge and freezer, single sink with drainer and mixer tap, inset ceiling spotlights.

Outside

The majority of the outside space is to the front of the property. There is a private gated driveway providing parking and access to the garage. The front garden is south-facing, has a private aspect with various areas including a patio seating space, shaped front lawn. An original well which has been capped, outside lighting and power and is walled to the boundaries.

Garage

The garage has twin doors to the front with power and light.



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Stonehurst Lane, Normanton On Soar Loughborough

- Rural Retreat
- Original Character Features
- Versatile Layout
- Three/Four Double Bedrooms
- Fabulous Bespoke Kitchen

Tenure: Freehold EPC Rating: D

£700,000



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