

Stonehurst Lane

Normanton On Soar, Loughborough, LE12 5HF

John German





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Offers In Excess Of

£625,000

A stunning barn conversion with a multitude of original features, vaulted ceilings and exposed beams. The Old Dairy is a unique home situated in a wonderful village location and would make an ideal purchase for professional couples, traditional or multi-generational families, or those wishing to downsize.

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Normanton on Soar is a beautiful village nestled on the outskirts of the nearest major conurbation of Loughborough (approx. 4 miles away). The village is well serviced with amenities including Normanton on Soar Primary School, The Plough Inn, Village Hall and Soar Boating Club. The property is ideally located for commuter access to the M1, M42 and A46. Loughborough Railway Station offers links to London and Edinburgh and East Midlands Airport is only 15 minutes away by car. Public transport is catered for by the community Soar Valley Bus.

Further amenities such as secondary schooling, shops, supermarkets, pubs and restaurant can be found in Loughborough, as well as the nearby Wolds villages. There are also plenty of green spaces for walking and cycling.

The accommodation is spacious and airy with magnificent vaulted ceilings and beautifully proportioned rooms. The home is currently arranged with a self-contained annexe which would be perfect for multi-generational living or potentially lodgers.

In brief, accommodation comprises; four double bedrooms (three ground floor), two en-suites, family bathroom, utility room/pantry, large lounge and an incredible open plan kitchen/dining/entrance hall. There is a secondary kitchen which has been installed in what is currently being used as an annexe to provide a studio living space.

Externally, the garden is a maintainable size, south facing, and well planted with the gated entrance ensuring a perfect amount of privacy. The single garage provides parking or storage while the driveway can accommodate two vehicles comfortably.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Garage & Driveway – Private Road (The property owns the driveway accessing the property from the Main Street, the neighbouring properties are allowed a right of access)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: TBC

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/ coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/06062025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





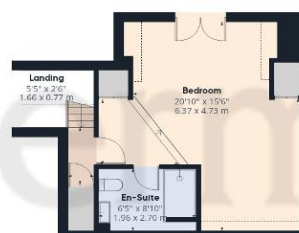








Ground Floor



Floor 1

Approximate total area⁽¹⁾

2214 ft²

205.7 m²

Reduced headroom

38 ft²

3.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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