



Normanton House Farm Earl Shilton Road, Leicester, LE9 7TG

Offers Over £895,000

An imposing and substantial 18th-century farmhouse set in approximately 1.85 acres. This fabulous family home has undergone some extensive works however there are areas that still require some updating / finishing. The property is for the sale with the benefit of planning permission for a large extension. In addition, there is now lapsed planning permission for the creation of an additional dwelling.

Enjoying elevated countryside views, Normanton House Farm has versatile accommodation which extends to approximately 4500 sq/ft arranged over three floors to include three sitting rooms, eight bedrooms, and three bathrooms.

Overview

Ground Floor

A large central hallway provides access to the cellars, two reception rooms, the large kitchen, a play room and a large cloakroom/WC. The refitted dining kitchen is to the rear of the property and has two sets of bi-folding doors opening to the courtyard garden. Additionally, doors lead to an office and the formal living room.

First Floor

Accessed by two staircases the first floor has five well proportioned double bedrooms and three bathrooms / shower rooms.

Second Floor

Served by two staircases with three further bedrooms.

Outside

Normanton House Farm is approached through electric gates onto a gravelled driveway.

The plot surrounding the property extends to approximately 1.85 acres.

The current vendors have various outbuildings in readiness for a large side extension.

Planning Permission

In November 2019 planning permission was granted for the demolition of various outbuildings and the erection of a large side extension. Further details can be found on the Blaby District Council website using planning ref 19/0103/HH. The outbuildings have since been demolished.

Additionally, in 2011 planning permission was granted to convert the outbuildings into an additional dwelling.

Additional Image



Entrance Hallway



Living Room



Kitchen



The bespoke and quality kitchen is fitted with a comprehensive range of eye and base level units with work surfaces over, there is good range of quality fitted appliances and two sets of bi-folding doors that open to the courtyard garden area.

Additional Image



Additional Image



Additional Image



Dining Area



Courtyard Garden



Additional Image



Play Room

Sitting Room



Bathroom



Cellar

Sitting Room

Office

Ground Floor W/C



Additional Image



Bedroom

Bedroom

Bedroom

Bedroom

Bedroom

Bathroom

First Floor Landing



Bedroom



Second Floor



Additional Image



Bedroom

Bedroom

Outside



Additional Image



Additional Image



Additional Image



Paddock



Additional Image



View



Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

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Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

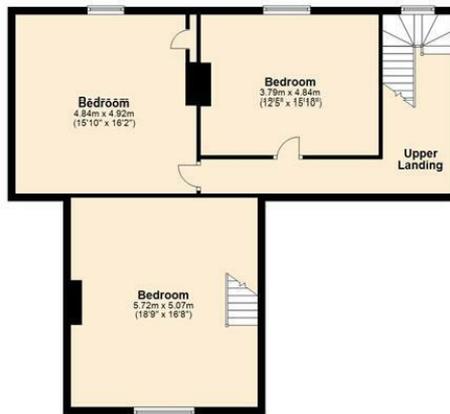
Ground Floor
Approx. 196.7 sq. metres (2117.4 sq. feet)



First Floor
Approx. 173.2 sq. metres (1863.9 sq. feet)



Second Floor
Approx. 67.0 sq. metres (720.4 sq. feet)



Total area: approx. 456.9 sq. metres (4917.7 sq. feet)
The Floor Plan and the Measurements are a guide Only. Plans produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	