



Smiths
your property experts

Main Street

Normanton on Soar

- Exceptional six-bedroom detached family home
- Backs onto the River Soar with mooring and fishing rights
- Impressive 3,650 square feet of accommodation
- Four reception rooms and a kitchen/diner with a utility room
- Flexible layout ideal for those requiring annexe living space
- Grounds extending to approximately 0.43 of an acre
- Oversized double garage and a sweeping private driveway
- Manicured rear gardens with a south-westerly aspect

General Description

Smiths Property Experts are favoured with the instruction to market this exceptional six-bedroom detached family home, with immaculate living space extending to approximately 3,650 square feet (including garaging). The property, with mooring and fishing rights, is set in south-westerly facing grounds extending to approximately 0.43 of an acre and backs onto the River Soar.

The property is situated in the charming East Midlands village of Normanton on Soar and boasts beautiful views of open countryside to the front and rear. The current owners have maintained the property to an exceptionally high standard, offering a 'move-in' condition for any eventual purchaser. Family homes of this ilk are rarely available, and with its versatile layout and considerable potential, this property is ideal for a large family or those seeking annexe or multi-generational living options.







The Main House

The main house is constructed to an excellent standard and has been substantially extended and remodelled by previous and current owners. The property is connected to mains services, with gas central heating and UPVC double glazing throughout. Expect to find an impressive 3,650 square feet of accommodation (including garaging) laid across two floors.

In brief, there are five bedrooms and four bathrooms upstairs. On the ground floor is a large double bedroom with a dressing area and an adjacent bathroom, behind which is a large reception room, making it ideal for annexe accommodation. From a light-filled entrance hall is also a study, a WC, a utility room, a dining room, a beautiful shaker-style fitted kitchen/diner, and a most impressive main sitting room. There is also an integrated double garage and a second WC.

Of note are the two main reception rooms, connected via internal bi-folding doors, the space opens to create an incredible room for entertaining and parties. Both these spaces and the kitchen have unspoilt views down the gardens to the beautiful River Soar and open countryside beyond.



The principal bedroom suite is also unrivalled. A large bedroom with plentiful built-in wardrobes, a separate dressing room, and a stunning modern bathroom suite, there are glazed doors to the rear leading out onto a private balcony offering elevated views over the River.





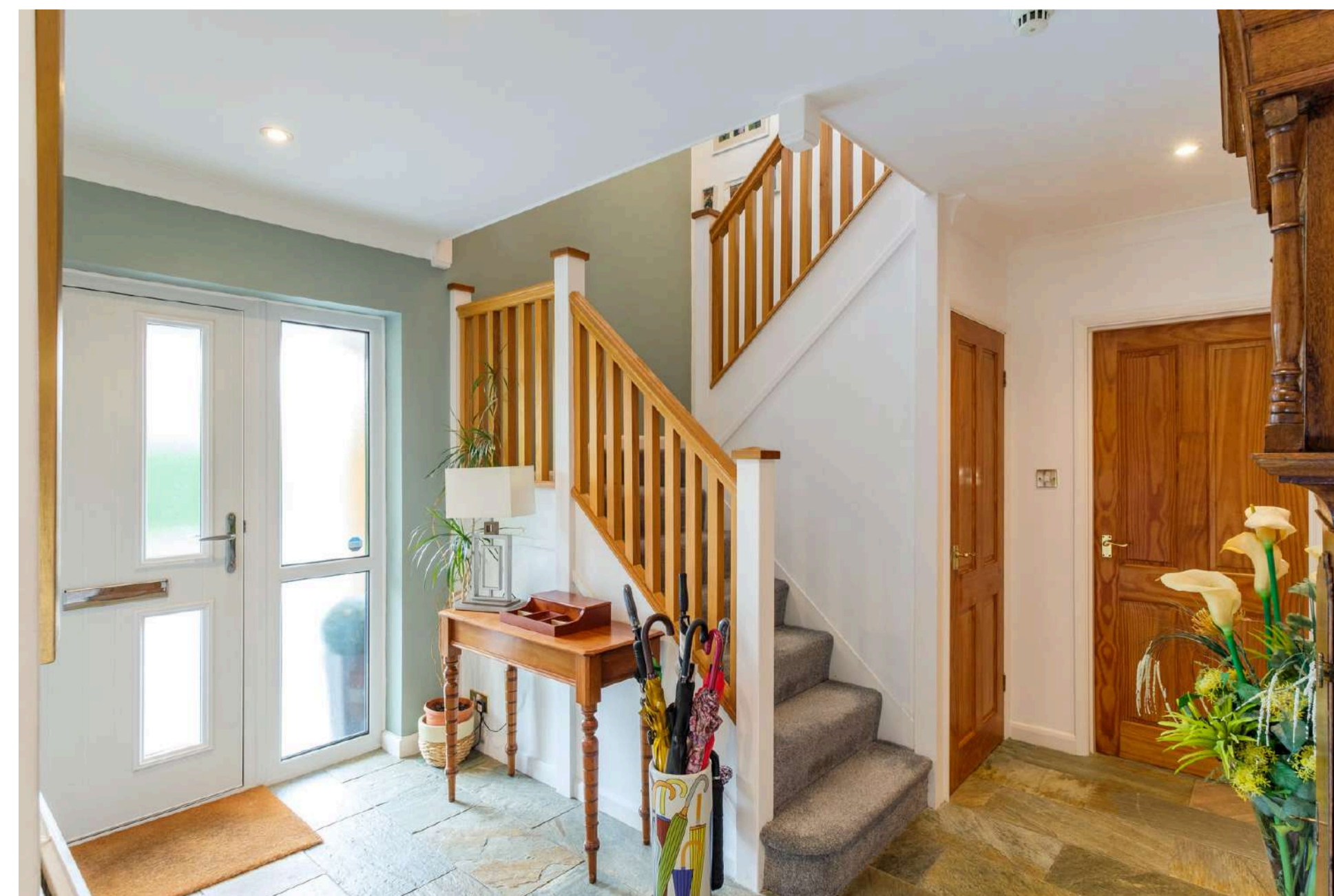
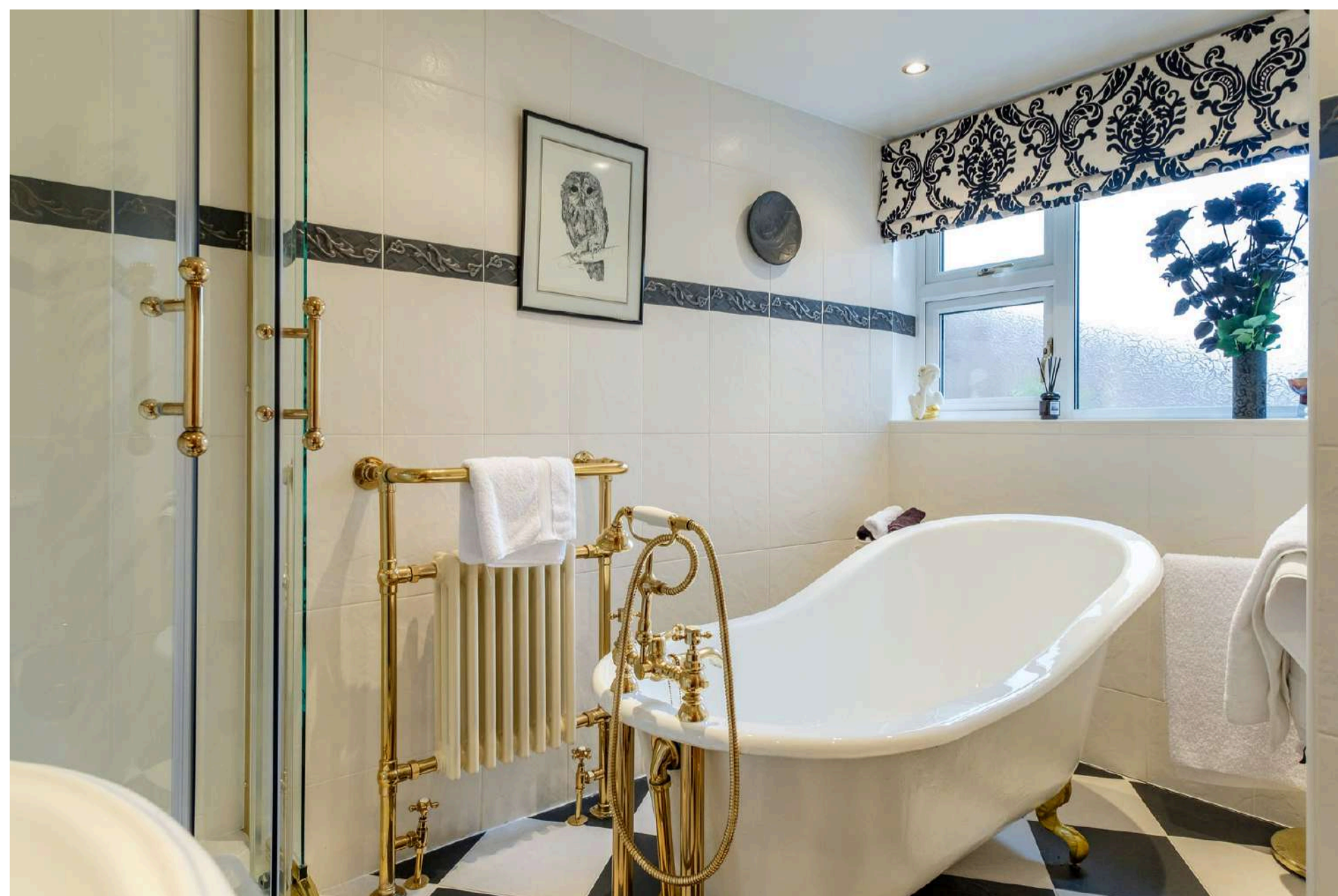


Gardens and Grounds

This wonderful family home is set on grounds extending to approximately 0.43 of an acre, with beautiful views of open countryside beyond the river to the rear. Set back from the quiet and pretty Main Street in the village and behind an established hedgerow, there is a large tarmac-laid private driveway offering parking for numerous vehicles. Integrated into the main house is a spacious, oversized double garage with lighting, power, and an electrically operated door. There is also a useful covered porch to the front of the property, and access to the rear via each side.

To the rear are the most special gardens, manicured and fully established to provide complete privacy, with a south-westerly aspect offering all-day sun. Across the back of the house is a flagstone-laid entertaining terrace/patio that leads down to tiered lawns with mature borders and hedgerow-planted boundaries. There are two substantial timber stores (one shed and a summer house).

At the bottom of the gardens is the beautiful River Soar. The property benefits from mooring rights, should the eventual purchaser wish to keep their own boat, as well as from fishing rights. There is a cantilevered deck ideal for the evening sun.







The Location

Normanton on Soar is a charming and well-located village located 3 miles north of Loughborough town centre. The village sits on the banks of the River Soar and affords beautiful countryside and river walks in all directions. There is a well-thought-of public house, a village primary school, and an excellent community that centres around the village hall. Conveniently located for commuters, within a 10-minute drive of Loughborough train station, providing direct rail access to London St Pancras (from 1 hour 14 minutes), Leicester, and Nottingham.

Distances

Loughborough 4 miles, Leicester 15 miles, Derby 15 miles, and Nottingham 14 miles. Loughborough Endowed Schools 5 miles, Ratcliffe College 11 miles, Trent College 11 miles, Repton School 18 miles. Loughborough Train Station 4 miles (Direct trains to London from 1 hour 14 minutes), and East Midlands Airport (EMA) 7 miles. (Distances and timings are approximate).





Property Information

EPC Rating: C.

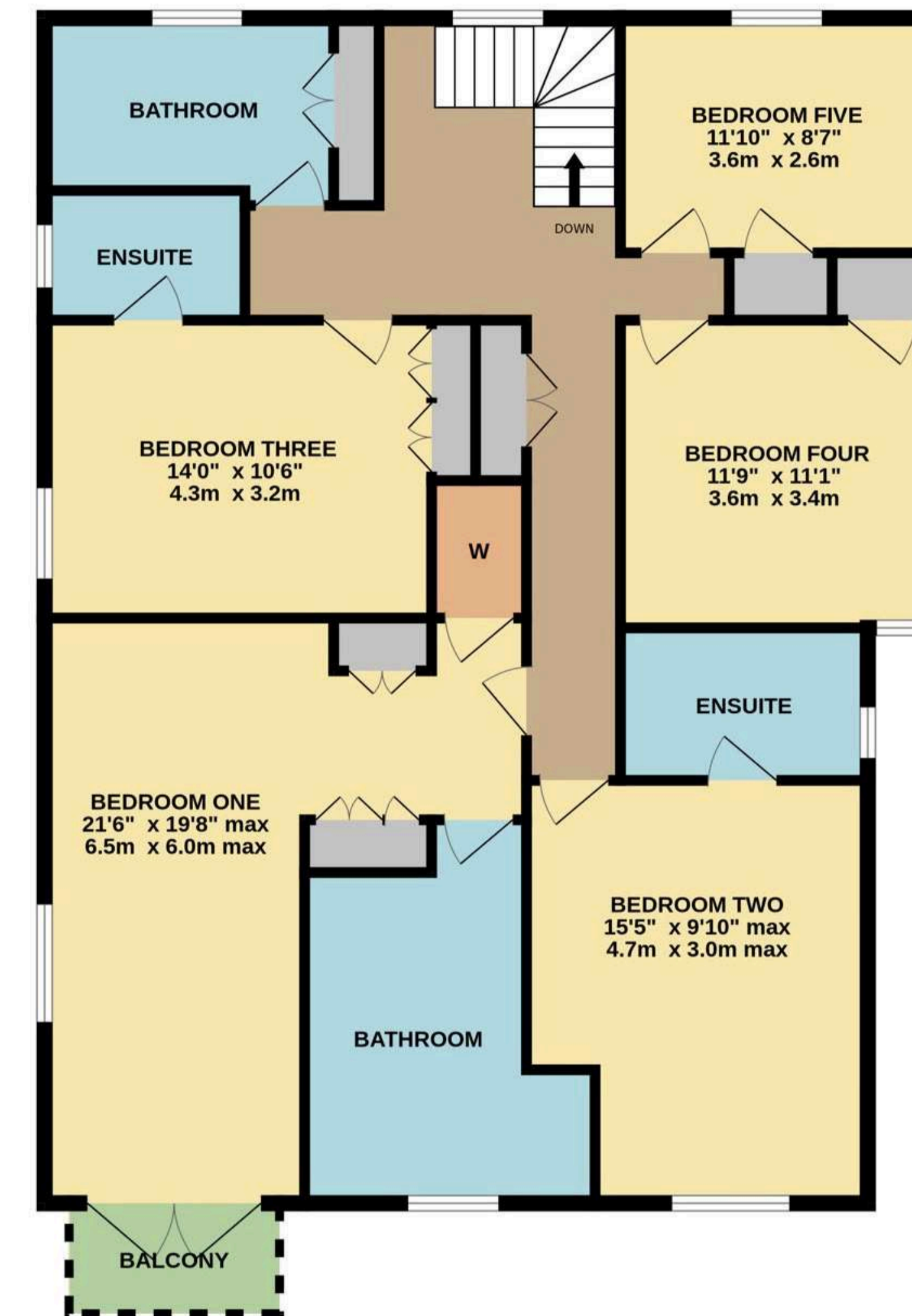
Tenure: Freehold.

Council Tax Band: F.

Local Authority: Rushcliffe Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.



TOTAL FLOOR AREA : 3650 sq.ft. (339.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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