



Plot 1, Hogs Norton, Norton Juxta

Fixed Price **£875,000**



Plot 1, Hoggs Norton

6 Orton Lane, Twycross

NEW RELEASE A UNIQUE FIVE BEDROOM DETACHED HOME WITH CHARACTER FEATURES, CREATED FROM THE FORMER MOORES ARMS PUB - Do not miss out - Call us to book your appointment today!!

Council Tax band: TBD

Tenure: Freehold

- • UNIQUE FIVE BEDROOM DETACHED HOME
- • ASK US ABOUT OUR PART EXCHANGE AND ASSISTED MOVE SCHEMES
- • FORMERLY THE MOORES ARMS PUBLIC HOUSE
- • NEWLY BUILT WITH RETAINED HISTORIC CHARACTER
- • RECLAIMED ORIGINAL BRICKWORK AND EXPOSED BEAMS
- • STUNNING OPEN PLAN KITCHEN/DINING AREA
- • SNUG WITH OPEN FIREPLACE
- • UTILITY/BOOT ROOM
- • GROUND FLOOR BEDROOM WITH ENSUITE AND FLEXIBLE USE
- • 2 ENSUITES TO BEDROOM 1 & 2



A UNIQUE FIVE BEDROOM DETACHED HOME WITH CHARACTER FEATURES, CREATED FROM THE FORMER MOORES ARMS PUB

Nestled within the desirable village of Norton Juxta, Twycross, this impressive newly built five bedroom detached home offers a rare blend of modern living and historic charm. Formerly the site of the Moores Arms public house, the property has been thoughtfully transformed, retaining elements of its heritage with original features incorporated throughout, including reclaimed brickwork and exposed beams from the former pub.

The accommodation is beautifully designed for contemporary family life, with spacious and versatile living areas arranged over two floors.

The ground floor welcomes you into a stunning open plan kitchen and dining area, providing the perfect space for entertaining and everyday family living. The kitchen area benefits from original beams, adding warmth and character to the modern finish.

A cosy snug area provides a relaxing retreat, complete with an open fireplace and further exposed beams, creating a wonderful focal point. The property also offers a generous lounge, ideal for family gatherings or quiet evenings.

A useful utility/boot room provides practical space for coats, shoes and household appliances, while a downstairs WC adds convenience.

Bedroom two is located on the ground floor and benefits from its own ensuite shower room. This flexible room could also be utilised as a beauty room, home office, games room or additional reception space, depending on the needs of the owner.

To the first floor are four further bedrooms. The impressive master bedroom benefits from an ensuite, while the fifth bedroom offers excellent versatility and could be used as a child's bedroom, dressing room or walk-in wardrobe. A stylish family bathroom serves the remaining bedrooms.

Externally, the property enjoys the appeal of village living, with the character of the original building preserved through the sympathetic use of reclaimed materials, creating a home that is both individual and full of charm.

LOCATION SUMMARY

The desirable, village of Norton Juxta, is situated near the border of Warwickshire and Staffordshire and is home to St Nicholas Church which dates back to the 13th century, with its beautiful medieval architecture.

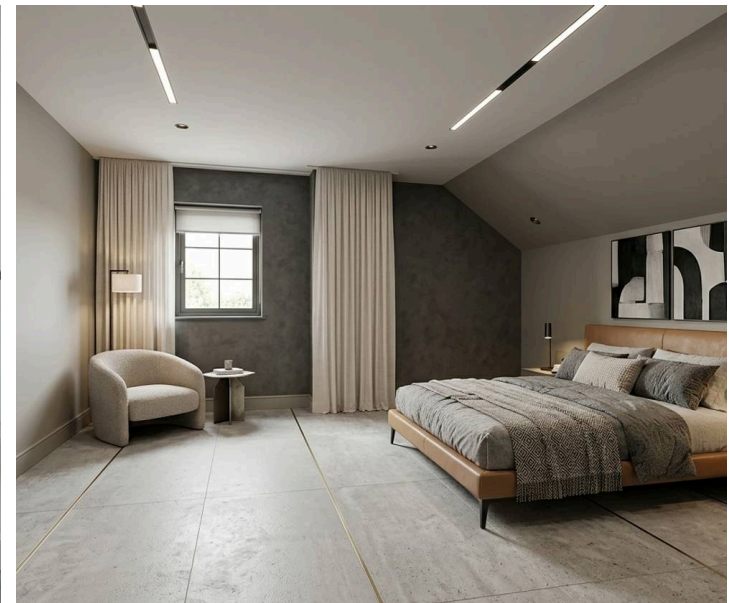
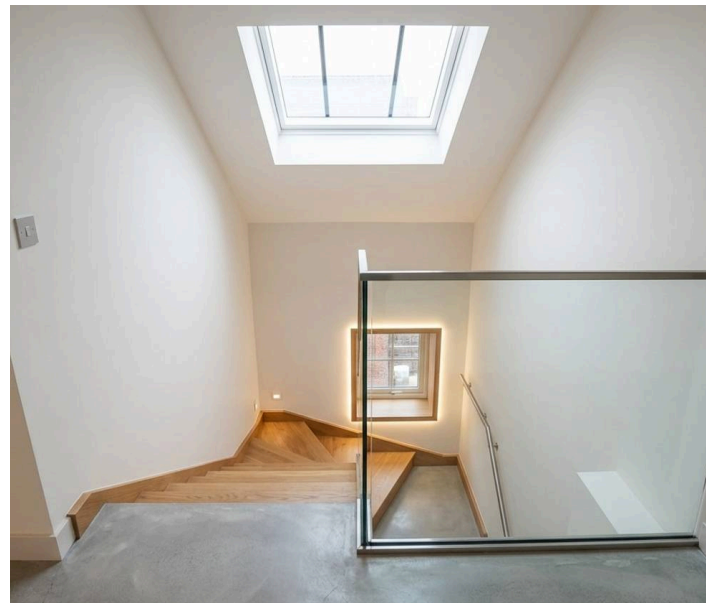
There is an excellent range of everyday amenities including farm shops and coffee shops, the famous Twycross Zoo and a primary/secondary school, Twycross House School, which is Ofsted rated as outstanding. The Village is also home to several pubs and restaurants, perfect for socialising with friends and the village also has great road network links to the M42 and A5, so whether you are interested in history, architecture or enjoying beautiful countryside, Norton Juxta is your destination.

Images, computer-generated images, Ai Images, floor plans, specifications, and marketing materials are provided for guidance and illustrative purposes only. Photographs may depict a show home or similar property and may not represent the exact plot being marketed. Layouts, dimensions, finishes, fixtures, fittings, appliances, landscaping, and specifications may vary between plots and are subject to change by the developer without notice.

All information has been supplied by the developer. Whilst every effort has been made to ensure accuracy, prospective purchasers must satisfy themselves through their own enquiries, surveys, inspections, and professional advice as to all aspects of the property, development, services, planning matters, specifications, and legal title.

Sheldon Bosley Knight acts solely as the selling agent and accepts no responsibility or liability for the accuracy of the information provided, the construction, specification, completion, performance, or availability of the property, services, or development. No warranty or representation is given, either expressly or implied.

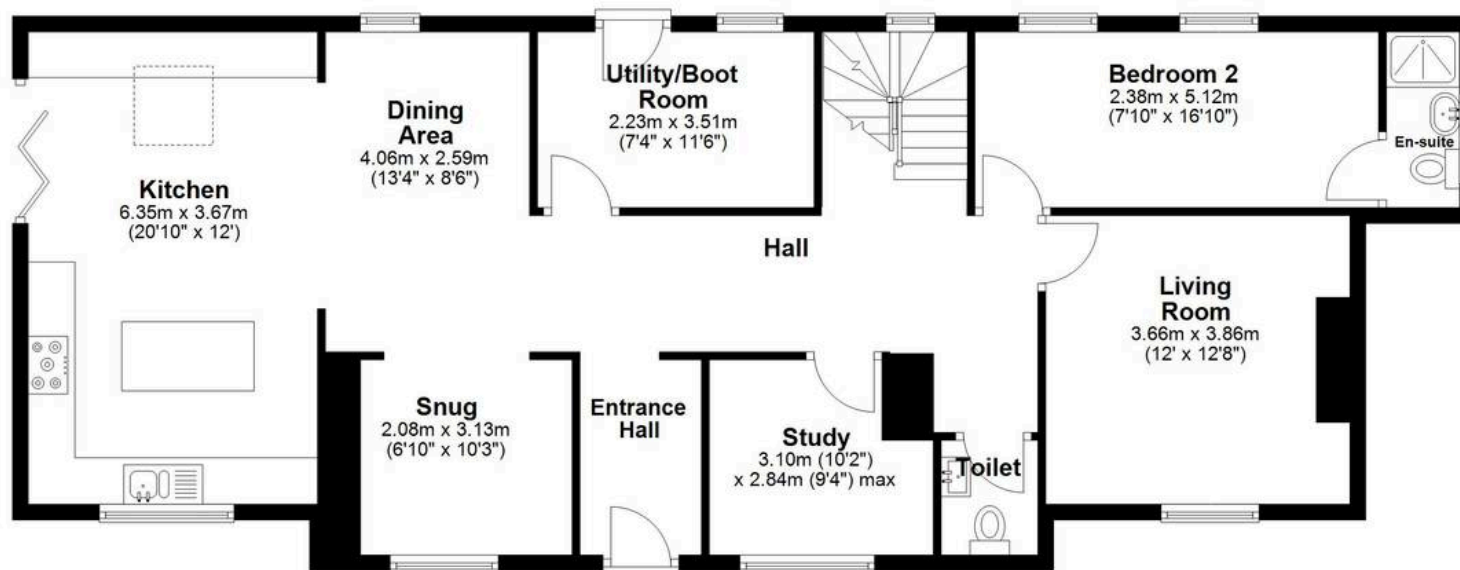
Any estate management charges, service connections, utilities, broadband availability, and other associated costs should be verified by purchasers through their solicitor prior to plans, drawings, dimensions, and images used in marketing material are for identification and illustrative purposes only and should not be relied upon as an exact representation. Purchasers must satisfy themselves as to the accuracy of all information provided. Prospective buyers are advised to seek independent legal, planning, and professional advice prior to entering into negotiations or exchange of contracts. Any proposed development is subject to obtaining the necessary planning permissions and consents from the relevant local authority. Viewing is strictly by appointment through Sheldon Bosley Knight. Access to the site is at the individual's own risk. The seller and agent reserve the right to amend pricing, boundaries, plot availability, or specifications without prior notice.





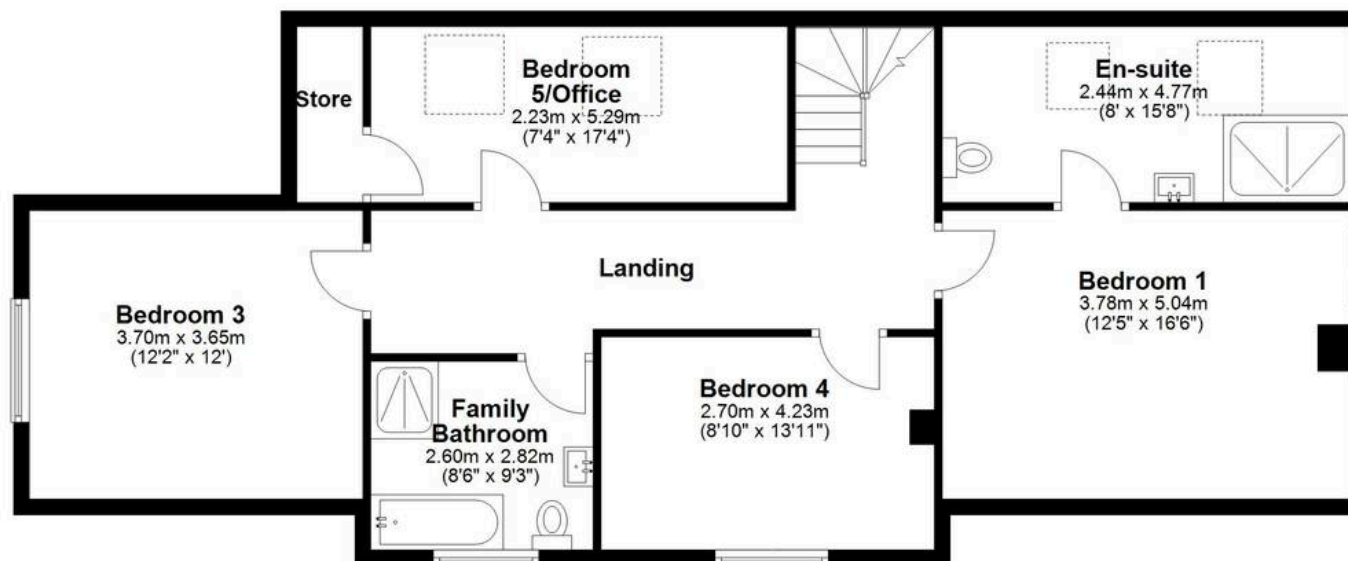
Ground Floor

Approx. 110.5 sq. metres (1189.9 sq. feet)



First Floor

Approx. 96.6 sq. metres (1039.7 sq. feet)



Total area: approx. 207.1 sq. metres (2229.6 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



SBK New Homes (North)

Sheldon Bosley Knight, 29 Warwick Row, Coventry - CV1 1DY

0116 3087740

newhomes@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk

Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.