

DISTINCTIVE
HOMES
by



Old Melton Road

Normanton on the Wolds Nottingham, NG12 5NN

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A stunning grade II Meticulously restored by experienced craftsmen, this remarkable residence brings together the character, proportions and architectural detailing of an historic country house with the comfort, technology and specification expected of a modern luxury home. Every element has been carefully considered, creating a property of exceptional quality in which period elegance and contemporary living sit effortlessly alongside one another.





Normanton House represents a truly rare opportunity to acquire an exceptional Grade II listed Queen Anne country house, dating from the 17th Century and having undergone an extensive programme of restoration and refurbishment in 2020.

Meticulously restored by experienced craftsmen, this remarkable residence brings together the character, proportions and architectural detailing of an historic country house with the comfort, technology and specification expected of a modern luxury home. Every element has been carefully considered, creating a property of exceptional quality in which period elegance and contemporary living sit effortlessly alongside one another.

From the moment of arrival, the attention to detail is immediately apparent. Beautifully crafted kitchens and bathrooms, extensive bespoke joinery, individually designed dressing rooms and a wealth of carefully selected fixtures and fittings combine to create an outstanding living environment.

Complementing the traditional character is a comprehensive specification for modern living, including underfloor heating, CAT5 cabling and an integrated music system throughout.

A fine entrance door opens into an impressive reception hallway, immediately establishing the character and quality of this exceptional home. From here, the accommodation flows naturally through a series of beautifully proportioned reception rooms.

The formal dining room features bespoke fitted furniture and provides an elegant setting for both family dining and entertaining, while the adjoining library/study is a particularly characterful period room enjoying views across the south-facing grounds.

The principal drawing room is an impressive reception space of generous proportions, featuring a high ceiling, marble fireplace and walk-through sash windows which frame delightful views across the main gardens.

At the centre of the house is the superb cocktail room, designed with entertaining in mind. The high ceiling and bespoke fitted furniture incorporate a fully equipped bar, creating a sophisticated yet inviting space for hosting guests. A rear hallway leads from here to a guest cloakroom.

The outstanding living kitchen forms the true heart of the home. Beautifully handcrafted bespoke cabinetry is arranged around a substantial central island, complemented by a four-oven gas-fired AGA and integrated appliances.

Large bi-folding doors open directly onto the extensive terrace and gardens, while a roof lantern floods the room with natural light. The living kitchen also connects to an orangery and separate sitting room/snug, creating a versatile series of interconnected spaces ideal for modern family life.





Practical accommodation includes a pantry, utility room, boot room and further guest cloakroom.

Underfloor heating is installed throughout the ground floor.

The first floor is centred around an exceptional principal bedroom suite, overlooking the south-facing gardens and grounds.

The principal bedroom is accompanied by separate 'His and Hers' dressing rooms, each comprehensively fitted with handmade bespoke furniture and marble worktops. Two beautifully appointed en suite bathrooms complete this outstanding suite, both featuring bespoke fitted furniture and extensive marble finishes.

There are two further bedrooms on this level, each benefiting from its own en suite facilities. A fourth bedroom is currently arranged as a home office and is served by an adjacent cloakroom.

The first floor can be accessed via two separate staircases, adding further flexibility to the arrangement.

The second floor provides a generous self-contained suite, accessed via the main staircase.

The accommodation comprises a living room with kitchen area, generous bedroom, fully fitted dressing room and luxurious bathroom.

This highly versatile space would be ideal for a teenager seeking independence, visiting guests, extended family or staff accommodation.

The cellar houses the property's services and engine room, together with a dedicated wine cellar.

Normanton House occupies approximately one acre of beautifully landscaped gardens and grounds, meticulously maintained and designed to complement the historic character of the house.

The gardens wrap around the property, with the principal gardens enjoying a wonderful southerly aspect. Expansive lawns sit alongside formal planting, established borders and a traditional kitchen garden, which is complemented by a fully refurbished traditional greenhouse.

A superb water feature and fountain form a focal point within the gardens, while extensive external lighting provides a particularly impressive setting after dark.

The combination of mature landscaping, privacy and beautifully considered garden spaces creates an exceptional environment for both entertaining and enjoying the tranquility of this remarkable country house.

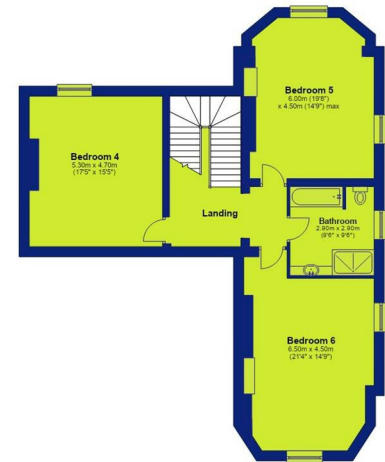




Ground Floor
Approx. 473.9 sq. metres (5081.8 sq. feet)



Second Floor
Approx. 103.1 sq. metres (1109.9 sq. feet)



First Floor
Approx. 384.8 sq. metres (4141.7 sq. feet)



Garage
Approx. 114.0 sq. metres (1226.7 sq. feet)



Total area: approx. 1074.9 sq. metres (11569.8 sq. feet)



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(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		
EU Directive 2002/91/EC		
England & Wales		

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Interested in this home?

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