



2 Sutton Court, Park Lane, Sutton Bonington, Loughborough, LE12 5NH

HOWKINS &  
HARRISON

2 Sutton Court, Park Lane,  
Sutton Bonington,  
Loughborough, LE12 5NH

Asking Price: £650,000

An exceptional and highly individual barn conversion, 2 Sutton Court offers a remarkable scale of accommodation extending to 4330 sqft, arranged around a wonderfully versatile main residence and adjoining two storey annexe.

Set within the sought-after village of Sutton Bonington, the property enjoys a tucked-away courtyard approach with substantial parking, large double garage and a beautifully enclosed landscaped garden, all with open countryside immediately beyond. The layout is particularly impressive, with generous reception space including a substantial lounge, dining room, dining kitchen, library, utility room, study and family room, complemented by four/five bedrooms overall, three bathrooms with showers and a cloakroom WC. There is a superb annexe offering flexibility for multi-generational living, home office or potential Air bnb.

A first-floor balcony, covered outdoor entertaining area and mature walled garden further enhance what is a rare, distinctive and high-calibre village home.



## Location

2 Sutton Court is situated within the highly regarded village of Sutton Bonington, a well-connected and vibrant community offering a range of everyday amenities including a village shop, post office, public houses and leisure facilities. The area is particularly well known for its university campus and strong sense of community. Schooling is well catered for, with Sutton Bonington Primary School in the village and a selection of well-regarded secondary options in the surrounding area, including Loughborough and nearby villages. More comprehensive shopping and recreational facilities are available in Loughborough, Nottingham and Derby. The property is ideally placed for commuters, with excellent road links via the A6, A453 and M1 motorway network, together with rail services from Loughborough and East Midlands Parkway providing direct access to London, Nottingham and beyond.

## Travel Distances

Loughborough – 5 miles

Nottingham – 10 miles

Leicester – 15 miles

Birmingham City Centre – 45 miles

A6 – 1 mile

A453 – 2 miles

M1 (J24) – 3 miles

East Midlands Parkway Railway Station – 3 miles

(services to London St Pancras approx. 1 hr 30 mins)

Loughborough Railway Station – 5 miles (services to London St Pancras)

East Midlands Airport – 4 miles

Birmingham Airport – 40 miles



## Accommodation Details - Ground Floor

Entering the property through the front door, you are welcomed into a spacious entrance hall, creating an immediate sense of arrival and providing access to the principal ground floor accommodation. A useful storage cupboard is positioned neatly beneath the stairs. Off to the right-hand side of the hall is the dining kitchen, fitted with a comprehensive range of units with integrated appliances and ample space for a breakfast table and chairs. This room flows through into a separate formal dining room, ideal for entertaining, which in turn features double doors opening into the main lounge. The lounge is a generously proportioned and inviting reception room, enjoying excellent natural light and featuring character elements, including a fireplace with the option for a gas connection, with doors providing direct access onto the rear garden. Further ground floor accommodation includes a practical utility room with direct access to the garden, a library, a study, and an additional versatile reception/family room, currently arranged as a snooker room, which also benefits from access to the garden.





## First Floor

Ascending to the first floor, the landing gives access to a generous principal bedroom suite, which benefits from a private balcony and a large five-piece en-suite bathroom, fitted with both a bath and a separate shower cubicle. The remaining bedrooms are all well-proportioned and are served by a family bathroom.



## Two Storey Annexe

A self contained annexe is accessed via the side gate or via the family room or garage enhancing the flexibility of the overall layout. Briefly comprising, substantial reception room with patio doors to the garden and a four piece ensuite bathroom with separate shower cubicle. A staircase rises to the first floor room providing excellent versatility as a fifth bedroom, hobby room or additional reception space.

## Outside

Externally, the property is set within established grounds. To the rear, the walled garden is designed for low maintenance, featuring patio seating areas ideal for outdoor dining and entertaining, along with a fish pond and a useful external storage room. To the front, the property is accessed via electric gates leading into a shared courtyard, providing a good degree of privacy and security.

## Attached Garage

Access is provided to the substantial double garage with electric doors, a workbench and internal access to the property. There is additional parking available within the courtyard.

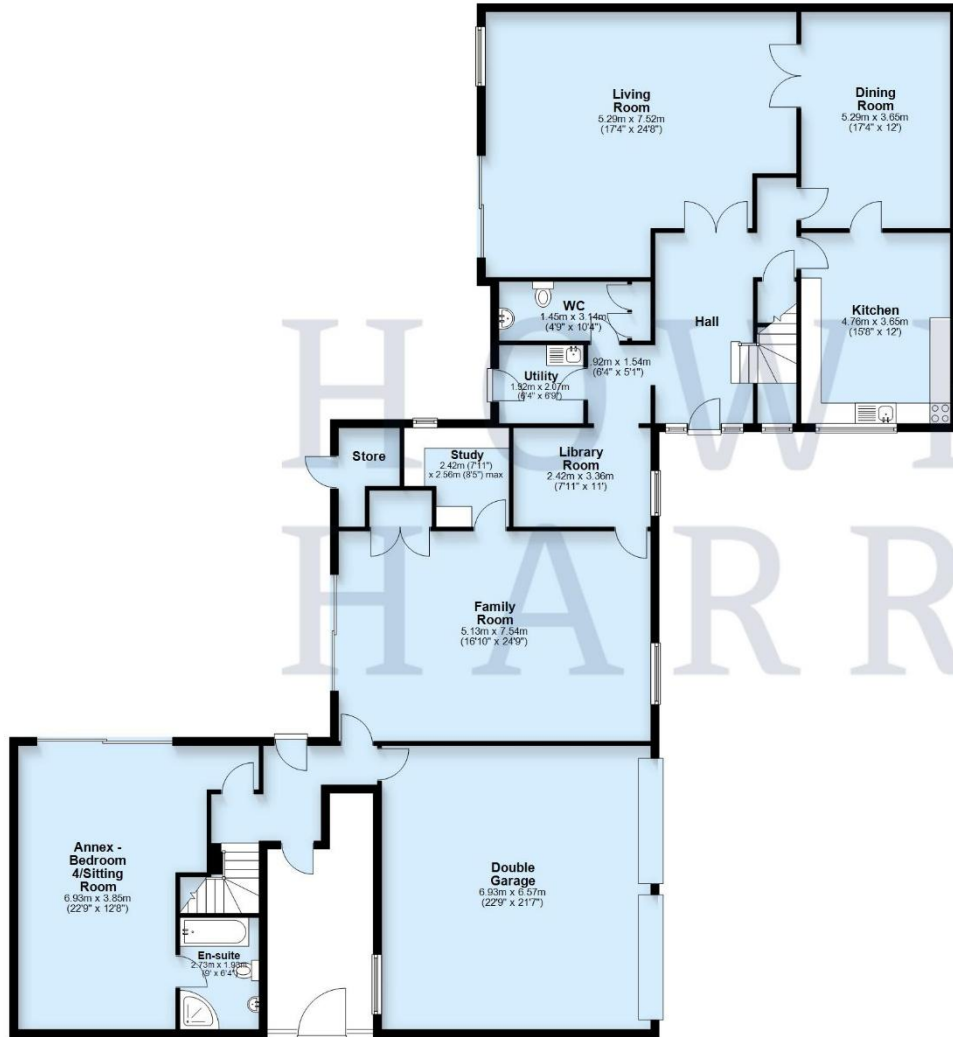
## Features

- Highly distinctive barn conversion with characterful architectural features
- Flexible annexe accommodation ideal for guests, multi-generational living, hobby room or Airbnb
- Substantial lounge with feature fireplace and exposed beams
- Three further reception rooms offering versatility
- Well-appointed dining kitchen with courtyard outlook
- First-floor balcony enjoying elevated views over the gardens
- Enclosed landscaped garden with seating areas and pond
- Generous courtyard driveway providing extensive off-road parking
- Convenient for well-regarded local schools and village amenities



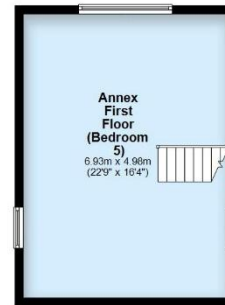
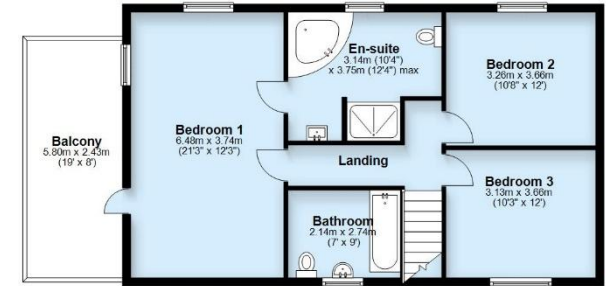
**Ground Floor**

Approx. 263.6 sq. metres (2830.3 sq. feet)  
(excluding balcony)



**First Floor**

Approx. 108.1 sq. metres (1163.1 sq. feet)  
(excluding balcony)



Total area: approx. 371.6 sq. metres (3999.5 sq. feet)

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available but not connected to the property.

## Local Authority

Rushcliffe Borough Council - [Tel:0115-9819911](tel:0115-9819911)

Council Tax - Band – G

## Energy Rating - D



## Howkins & Harrison

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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. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. 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.



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