



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

**Offers Over £849,950**

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



## 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.

## 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.

## Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

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  - \* REALISTIC valuations based on local market knowledge
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  - \* REGULAR client feedback
  - \* MORTGAGE advice available
  - \* NO sale no fee
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  - \* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own [www.carltonestates.co.uk](http://www.carltonestates.co.uk)
- CALL US NOW ON 0116 284 9636

## Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



**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. 87.0 sq. metres (936.4 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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC | 74        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |