

School Lane

Normanton Le Heath, Coalville, LE67 2TH

John German





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£1,000,000

This wonderful old farmhouse offers versatile living arranged over four floors, dating back to circa 1640 and extending to around 4890sqft in total, including the wonderful, contemporary two-storey annex (ideal Air B&B) and the excellent converted barn office space.

Home Farm occupies a great village setting with a commanding position enjoying far reaching views over the surrounding countryside and easy access to the Queen Elizabeth's Diamond Jubilee Woodland Park following the planting of 300,000 Native Broadleaf trees. The 460-acre park is now flourishing into a beautiful woodland with bluebells and wooden anemones lighting up the forest floor in the ancient woodland areas in the springtime, and at the lake you will find a wide variety of wildlife.

The property benefits from this gorgeous, rural setting yet is only approximately three miles from the market town of Ashby-de-la-Zouch, and the M42 motorway which provides easy access into the network.

The property offers flexible living space in the main dwelling, together with a two-storey contemporary annex which offers an independent living space, ideal as an additional source of income as a Holiday Let through Air B&B.

Those wishing to work from home will enjoy the underfloor heating in the converted single-storey barn set just across the courtyard, and a further outbuilding is also ripe for conversion.

Home Farm

An entrance door opens into the reception hallway having an attractive Minton tiled style flooring, with a wide staircase rising to the first floor and beyond. Set beneath the stairs is access to a very useful collection of cellar rooms, providing excellent storage.

The lounge has a brick fireplace with open tiled hearth at its focal point, and a deep walk-in bay window enjoying views over the front fields and horses.

The dining room is a great entertaining space, having high ceilings and Minsterstone open fireplace providing a warming centre point, again with a front field view outlook.

From the entrance hallway, you also access the delightful beamed sitting room which is set at the very heart of the home and is characterised by the impressive inglenook fireplace with raised flagged hearth and multifuel stove with beam over. There is a feature fitted corner cabinet, practical quarry tiled flooring underfoot and French double doors opening out onto the patio area leading to the gardens beyond.

From this room, you also access the adjoining farmhouse style kitchen, fitted with an array of bespoke oak-fronted cabinets with Corian worktops over wrapping around the room providing plentiful storage and preparation areas, together with a twin Belfast sink with mixer tap, integrated dishwasher, integrated induction hob with extractor over and double Wifi controlled top specification ovens. There is also an island breakfast unit with fitted breakfast bar and inset granite stone chopping board. From the kitchen, a door gives access to the adjoining outbuildings which provide excellent potential to increase the living space if required.

Returning to the sitting room and onward to the morning room/study, French doors meet with the sitting rooms along the garden patio area, as well a feature glass floor section displaying the cellar steps. From the sitting room, a further door leads to the back hall, a secondary staircase, and on into the games room – a multifunctional room offering a wide variety of uses, having a WC set off, and an excellent sized utility room with appliance spaces and a Belfast sink.

Arranged over the first floor you will find there are six bedrooms, five of which are excellent sized doubles, with one single. The master bedroom is a large feature room with garden views and exposed roof trusses. Two of the bedrooms benefit from en-suite shower rooms, and all of the front facing rooms have lovely far reaching country views.

The family bathroom is a fabulous, spacious room with a free-standing rolltop bath set beneath a large, glazed skylight, perfectly positioned for soaking and enjoy the night sky! Completing this room is the fitted WC, pedestal wash basin, ladder radiator, and a double oversized shower cubicle with rainfall shower over.

Continue on upwards to the second floor and you will discover a cinema room, boasting exposed beams and roof trusses, with the benefit of useful storage cupboards and a cupboard housing the central heating boiler.

Outside, set on an excellently sized and deceptive plot, the property has five-bar gated access to the side leading along the drive to a gravelled courtyard parking area with turning space and a triple bay open fronted, oak framed carport (9.9m x 4.8m approximately).

Home Office

An ideal environment for those wishing to work from home, this converted barn has underfloor heating, light, power, internet, and twin skylights.

Annex

This recent addition to the property is an excellent, two-storey living space, offering an additional source of income as a Holiday Let.

On the ground floor leading off the entrance hall, you will find a contemporary open plan living area with oak flooring underfoot, a picture window to the front and bi-fold doors leading you out onto the lawned garden. There is also a lounge, dining and kitchen area, together with a guest cloakroom and turning staircase to the first floor.

The first floor offers a large, light and airy bedroom space with vaulted ceiling and inset skylights, in addition to a sitting area with a wide picture window overlooking the gardens.

Last but not least is the en-suite shower room, being beautifully tiled and equipped with a vanity unit comprising wash hand basin, as well a walk-in multi-jet shower.

Outside

The mature, landscaped gardens offer a high degree of privacy and a sunny aspect with an abundance of flowering including herbaceous borders. The top section of the garden, in contrast is a lovely wildlife meadow-like area with winding pathways, culminating a pleasantly peaceful sitting area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk/pages/view_planning_applications

Our Ref: JGA/14062022

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band G



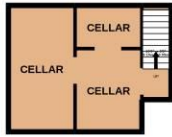




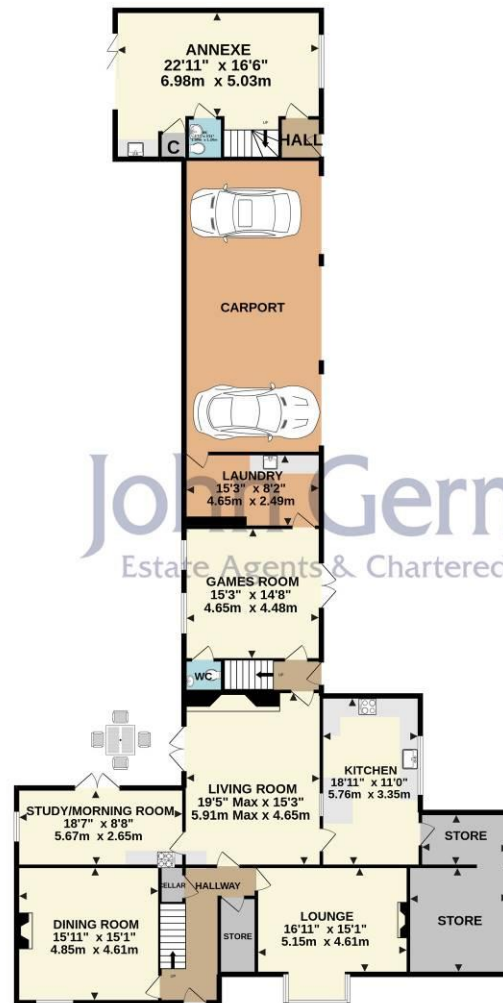




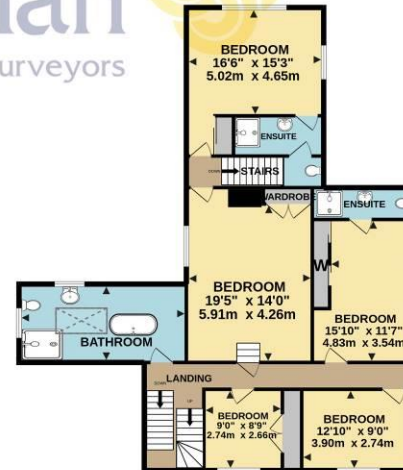
BASEMENT



GROUND FLOOR



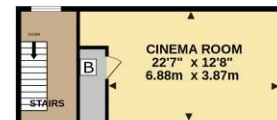
1ST FLOOR



2ND FLOOR



3RD FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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